

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Allison Whitfield
P.O. Box 281
Wilsonville, AL 35186

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED TWENTY THOUSAND DOLLARS AND NO/00 DOLLARS (\$120,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Chad Ledford, a married man and Toby Wilson, a married man (herein referred to as Grantor)** grant, bargain, sell and convey unto **Allison Whitfield, (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY County, Alabama, to-wit:**

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2024.
- 2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantors herein or spouse, if any.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13th day of May, 2024.

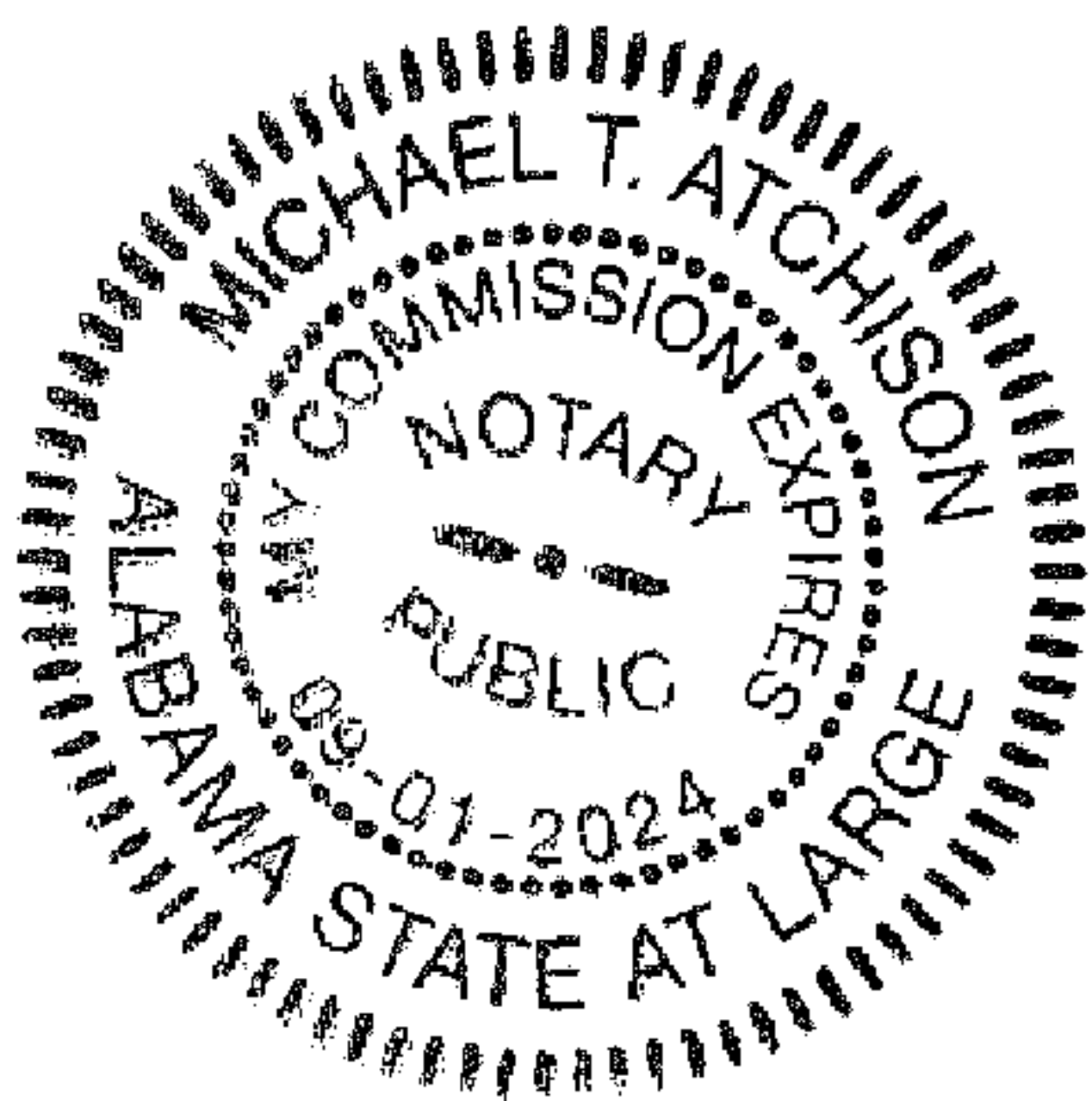

Chad Ledford


Toby Wilson

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Chad Ledford and Toby Wilson, whose names are signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of May, 2024.



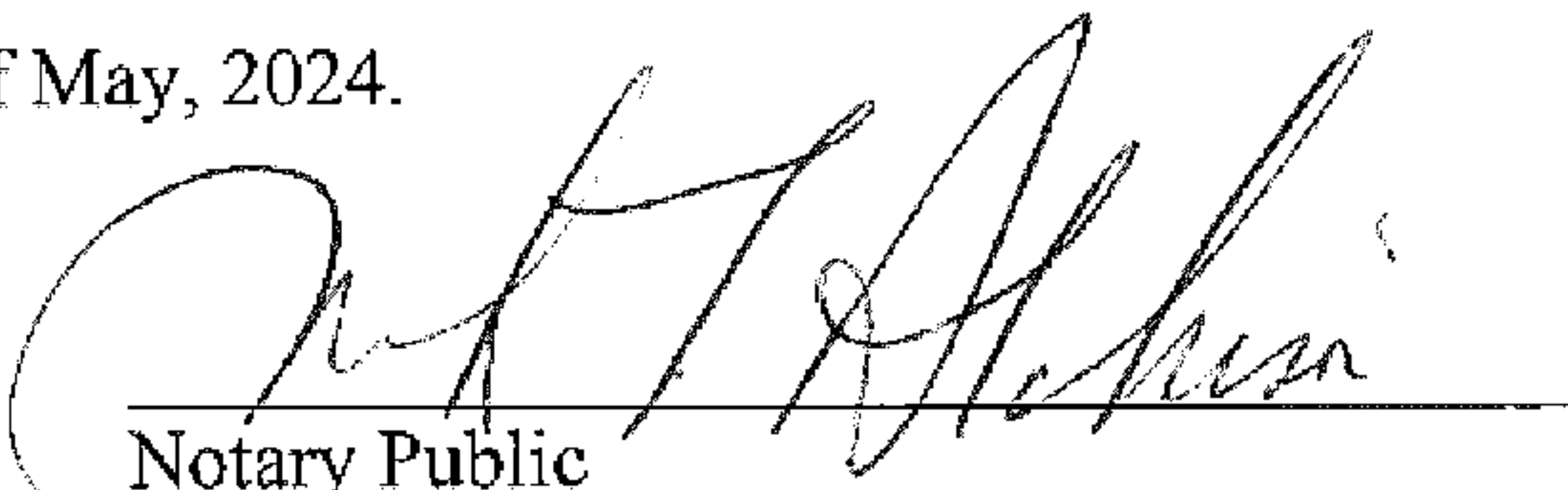

Notary Public
My Commission Expires: 9/1/2024

EXHIBIT A – LEGAL DESCRIPTION

A part of Block One of Safford's Map of Shelby as recorded in Map Book 3, Pages 38 and 47, in the Office of the Judge of Probate of Shelby County, Alabama, described as follows:

Commence at the Southeast corner of said Block One; thence run North 01°15'58" East along the West right-of-way of First Street 50.0 feet to the point of beginning; thence continue last course 206.0 feet; thence run South 78°46'10" West 120.16 feet; thence run South 05°15'00" East 245.70 feet; thence run North 84°48'51" East 40.0 feet; thence run North 01°15'58" East 54.0 feet; thence North 84°76'48" East 50.0 feet to the Point of Beginning.

Also conveyed is mobile home situated on said property.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/14/2024 10:38:55 AM
 \$148.00 PAYGE
 20240514000142130

Allison B. Byrd

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Toby Wilson
 Mailing Address 200 Thompson St
Columbiana, AL 35057

Grantee's Name Allison W. Byrd
 Mailing Address P.O. Box 281
Wilsonville, AL 35186

Property Address 95 School Rd
Shelby AL 35147

Date of Sale 5/13/24
 Total Purchase Price \$ 120,000

or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 5/13/24

Print M. L. T. Atkinson

Unattested

(verified by)

Sign

[Signature]
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1