

SEND TAX NOTICE TO:
Elbert and Mary Buckelew, Trustee
100 East Winds Drive
Alpine, Alabama 35014

This instrument was prepared by:

A. Eric Johnston
1200 Corporate Drive, Suite 107
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA) KNOW ALL MEN BY THESE PRESENTS:
SHELBY COUNTY)

That in consideration of \$1.00 and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Elbert J. Buckelew, Jr.** and spouse **Mary F. Buckelew** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Elbert J. Buckelew, Jr. and Mary F. Buckelew, Trustees, or any Successor Trustee, of the Elbert and Mary Buckelew Family Trust dated the 23rd day of May, 2024** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Commence at the southeast corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 11, Township 20 South, Range 1 West for the POINT OF BEGINNING, thence run east along the $\frac{1}{4}$ - $\frac{1}{4}$ section line for 295.43 feet to a point; thence turn an angle $81^{\circ}26'41''$ left and run northerly for 18.81 feet to the South right of way line of Shelby County Road 49; thence run northwesterly along said road right of way along a curve having a delta of $8^{\circ}08'10''$ and a radius of 2,088.86 feet for 296.62 feet; thence turn an angle of $83^{\circ}43'13''$ to the left from the chord of said curve and run southwesterly for a distance of 22.54 feet; thence turn an angle left of $17^{\circ}04'42''$ left for a distance of 60.60 feet to the POINT OF BEGINNING, containing 03 acres, more or less.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

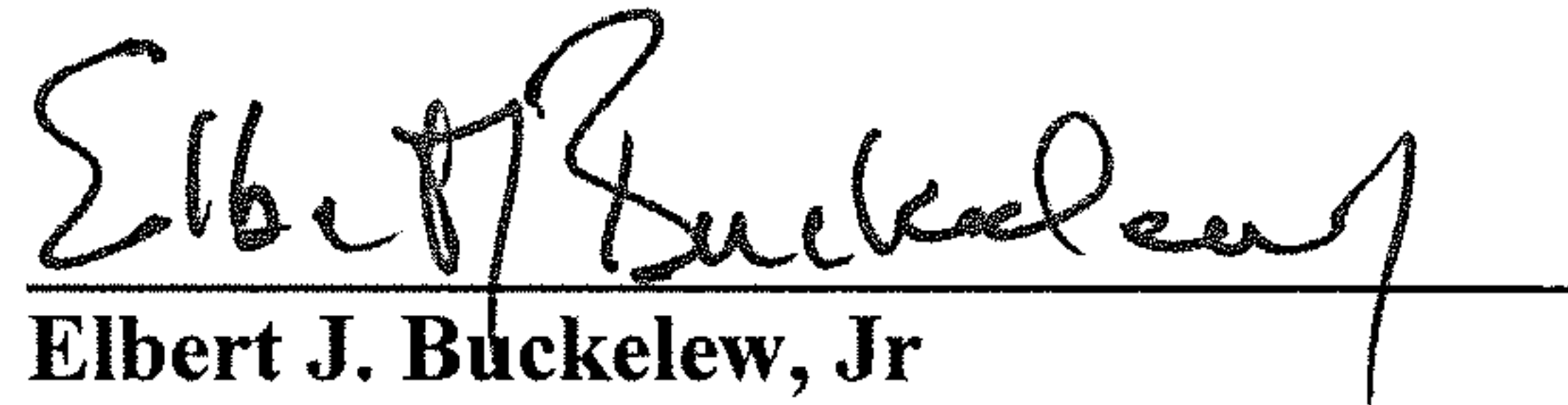
This is not the Homestead of Grantors.

NO TITLE OPINION GIVEN.

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

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 23rd day of May, 2024.


Elbert J. Buckelew, Jr

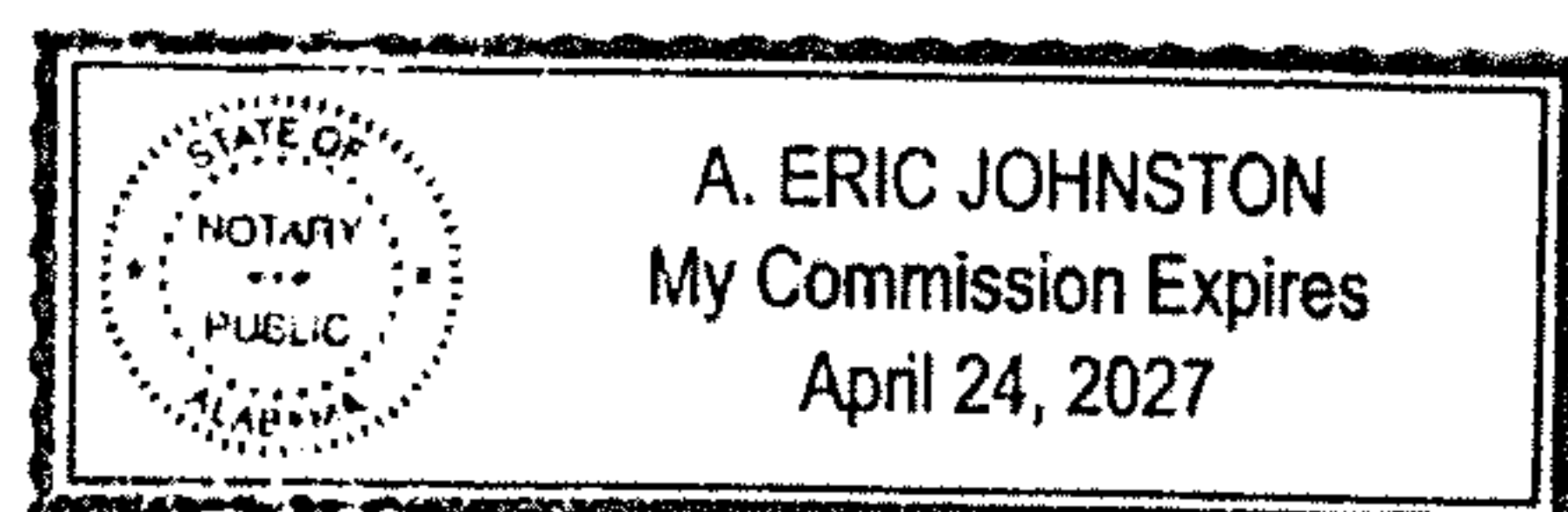

Mary F. Buckelew

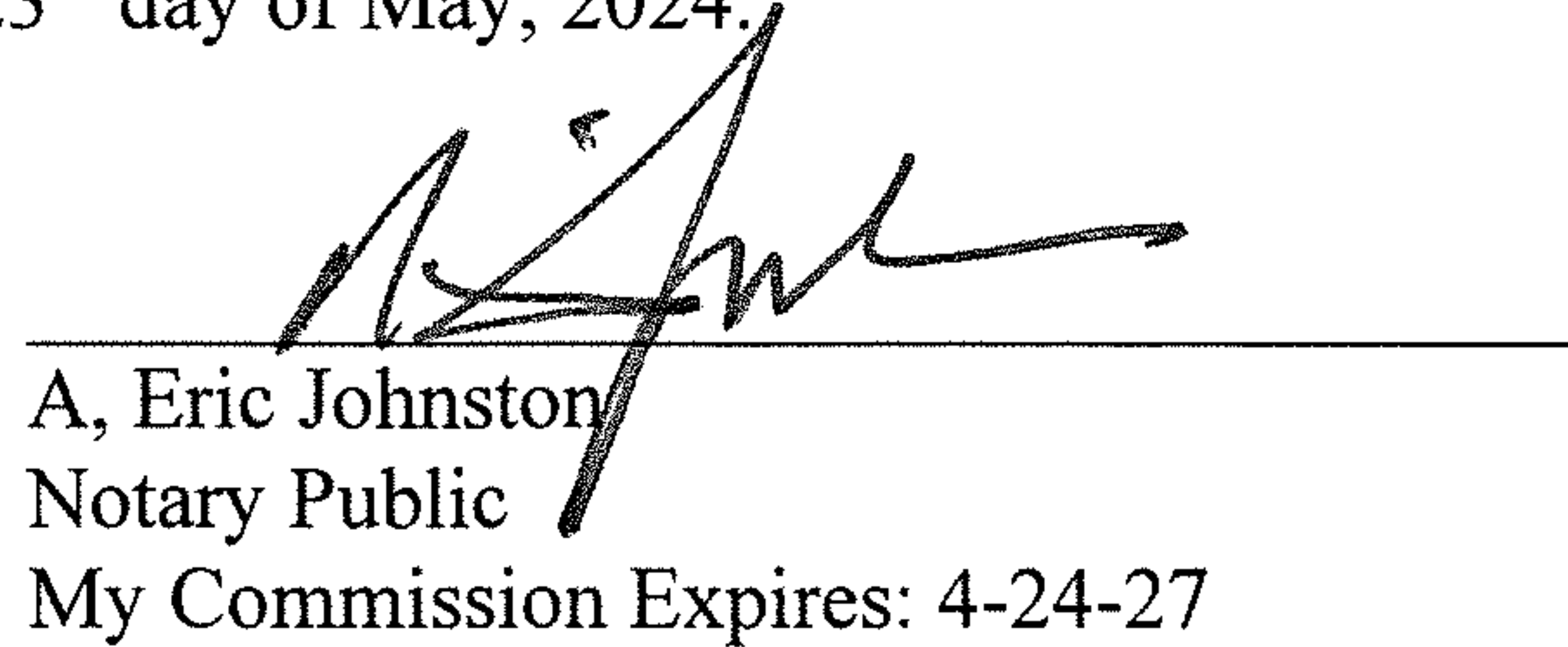
STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **Elbert J. Buckelew, Jr. and Mary F. Buckelew**, whose names are signed to the foregoing conveyance, and who are 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 23rd day of May, 2024.




A, Eric Johnston
Notary Public
My Commission Expires: 4-24-27

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Elbert J. Buckelew, Jr.
 Mailing Address Mary F. Buckelew
P.O. Box 465
Chelsea, AL 350443

Grantee's Name Elbert J. Buckelew, Jr.
 Mailing Address Mary F. Buckelew
P.O. Box 465
Chelsea, AL 35043

Property Address Co. Road 49
Columbia, AL
35051

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 10,000.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/23/2024 01:00:56 PM
 \$39.00 PAYGE
 20240523000153930

A. Eric Johnston

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 ☐ Appraisal
☐ Sales Contract ☒ Other Tax Assessor
☐ Closing Statement

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 5.23.24

Print A. Eric Johnston

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1