

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

*This instrument was prepared by:*  
**Mike T. Atchison**  
Attorney At Law, Inc.  
P O Box 822  
Columbiana, AL 35051

*Send Tax Notice to:*  
**Stephen Bradley Ramsey**  
165 Co Rd 1016  
Montevallo, AL 35115

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of **ONE DOLLARS AND ZERO CENTS (\$1.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Samuel H. Ramsey, a single man (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Stephen Bradley Ramsey (herein referred to as Grantee)**, 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.

**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.

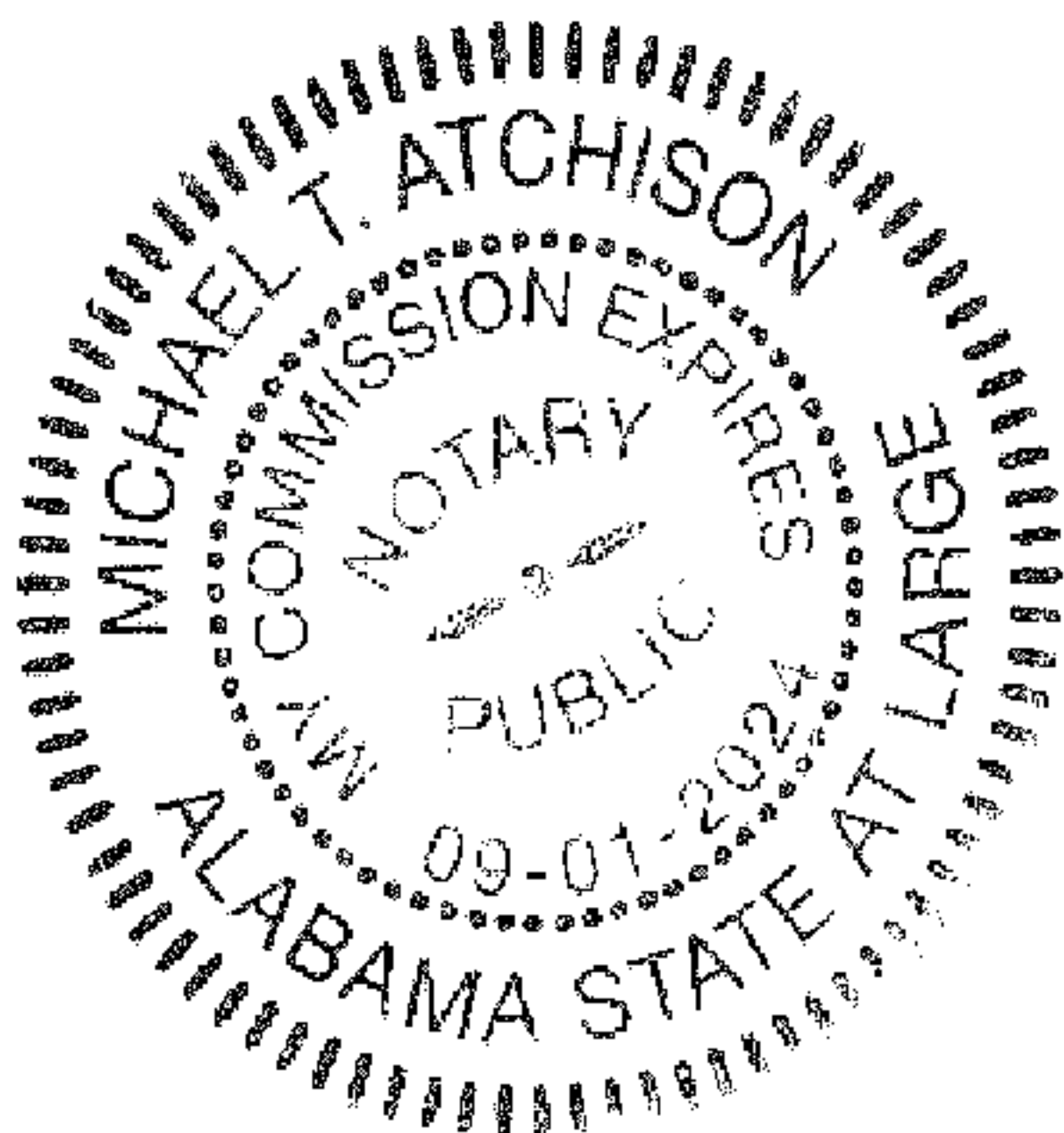
**IN WITNESS WHEREOF,** I have hereunto set my hand and seal this 21<sup>st</sup> day of June, 2024.

  
\_\_\_\_\_  
**Samuel H. Ramsey**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Samuel H. Ramsey**, whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21<sup>st</sup> day of June, 2024.



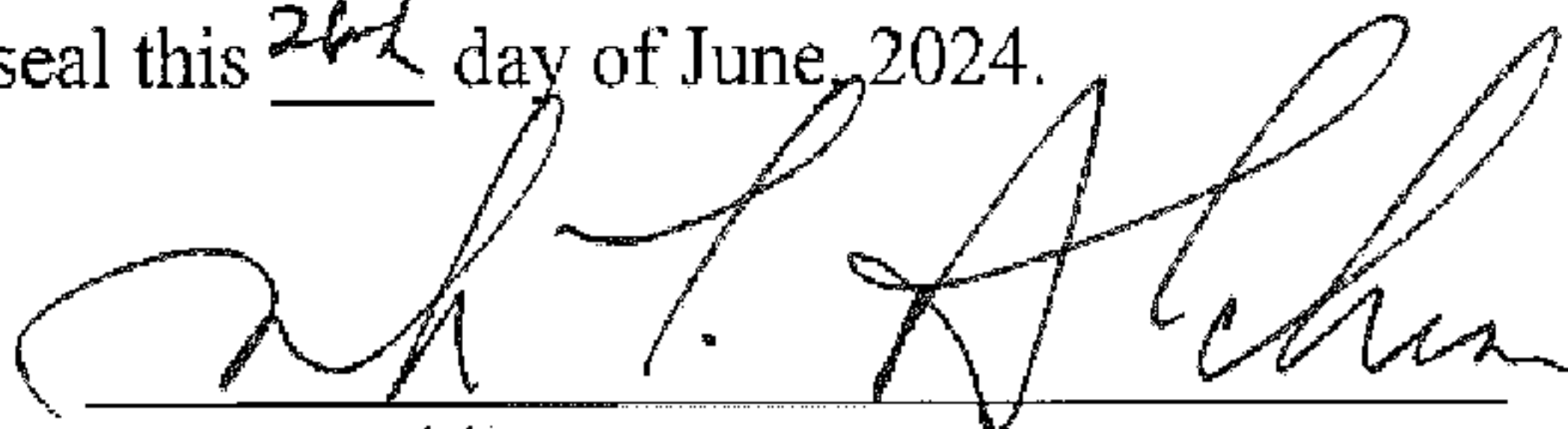
  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 9/1/2024

EXHIBIT "A"  
LEGAL DESCRIPTION

Parcel 58-17-9-30-0-000-003.006

All of the NW ¼ of SE ¼ and all the NE ¼ of SW ¼, Section 30, Township 20 South, Range 2 East, Shelby County, Alabama, lying North of Fourmile Creek.

Parcel 58-17-9-30-0-000-010.000

All the NE ¼ of SE ¼, Section 30, Township 20 South, Range 2 East, Shelby County, Alabama, lying West of Hwy 441, and North of Fourmile Creek.

Less and Except that certain property conveyed in Instrument #20040126000040460, in Probate Office.

Parcel 58-17-9-30-0-000-010.009

The East ½ of SE ¼, Section 30, Township 20 South, Range 2 East, Shelby County, Alabama, lying West of #441 and South of Fourmile Creek.

Less and except those certain properties conveyed in Real Book 171, Page 931; Instrument #20040709000378640; and Instrument #20090327000113640, in Probate Office.

Parcel 58-17-9-30-0-000-003.008 and Parcel 58-17-9-30-0-000-003.005

W 1/2 of NE ¼, Section 30, Township 20 South, Range 2 East, Shelby County, Alabama.

Less and except those certain properties conveyed in Instrument #20040202000053560; Instrument #20050511000227430; and Instrument # 20060309000110390, in Probate Office.

Less and except cemetery described in Deed Book 39, Page 575, in Probate Office



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 07/01/2024 08:04:33 AM  
 \$33.00 LAURA  
 20240701000195400

*Alvin S. 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 Samuel Ramsey  
 Mailing Address 1665 Old Memphis Pk  
Tusculum AL 35674

Grantee's Name Stephen Bradley Ramsey  
 Mailing Address 165 Co Rd 1016  
Montevallo, AL 35115

Property Address VACANT LAND  
ON HWY 441  
WILSONVILLE, AL  
35670

Date of Sale 26 June 2024  
 Total Purchase Price \$ 5,000.00

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 26 June 2024

Print Samuel H. Ramsey

Unattested

Sign *Samuel H. Ramsey*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1