

This Instrument was Prepared by:

Send Tax Notice To: Will Lumpkin

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-24-29929

182 Hwy 265
unit # 1106
Alabaster, AL 35007

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seventy Five Thousand Dollars and No Cents (\$75,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Clarence Dukes**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Will Lumpkin**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2024 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

No part of the homestead of the Grantor herein or spouse
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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 9th day of

July, 2024.

Clarence Dukes
Clarence Dukes

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Clarence Dukes, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of July, 2024.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: September 01, 2024

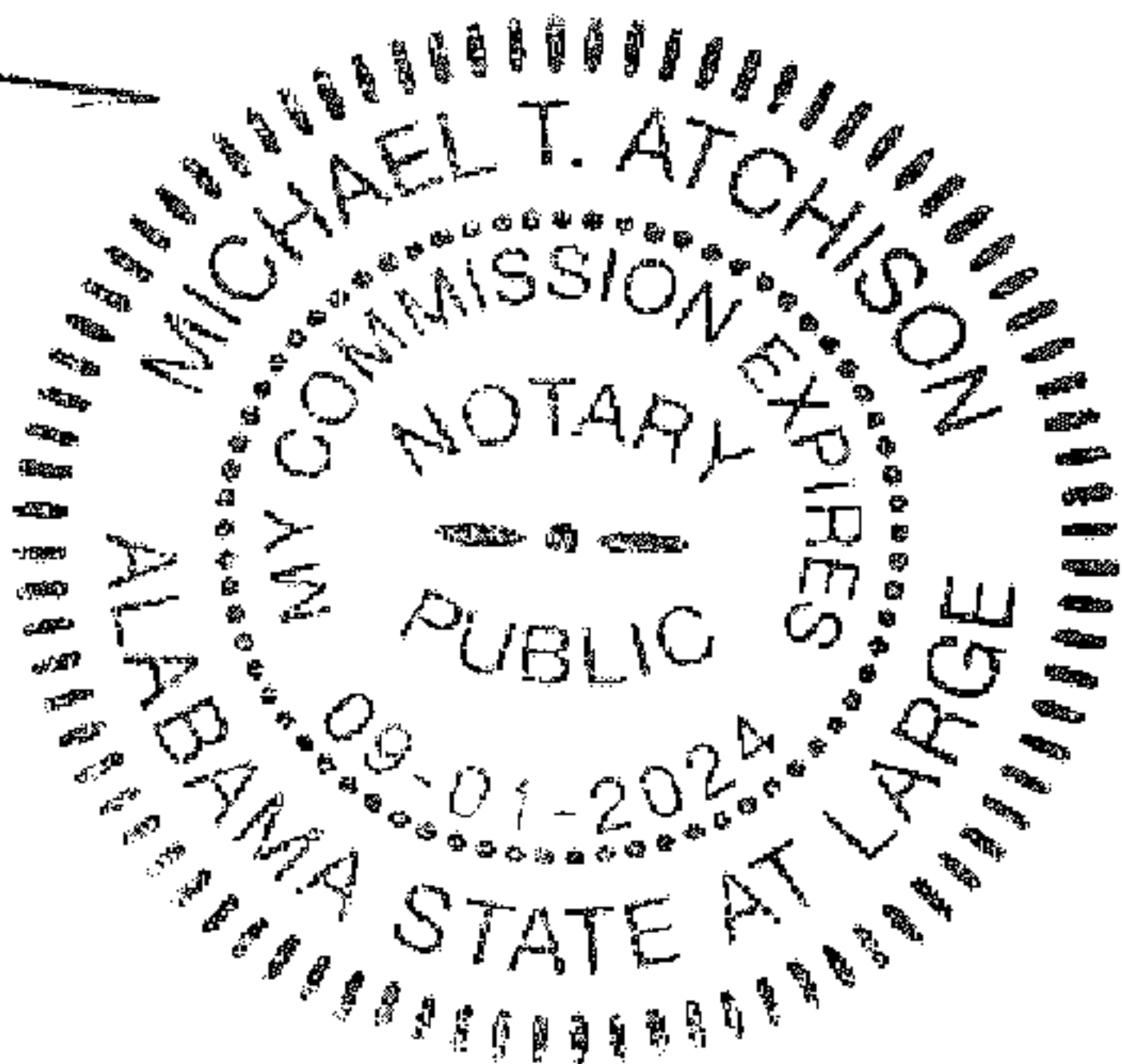


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southwest corner of the SE 1/4 of SW 1/4 of Section 22, Township 22, Range 3 West; thence run North along the West line of said 1/4-1/4 section for 74.87 feet to the point of beginning of the tract of land herein described; thence continue along the last described course for 470.65 feet to a point on the southerly line of Southern Railroad right of way; thence turn 52 degrees 43 minutes 05 seconds right and run northeasterly along said right of way for 55.78 feet; thence turn 90 degrees 00 minutes 22 seconds and run southeasterly for 173.34 feet; thence turn 90 degrees 00 minutes 15 seconds left and run northeasterly for 210 feet; thence turn 90 degrees 00 minutes 23 seconds right and run southeasterly for 37.10 feet; thence turn 90 degrees 01 minutes 21 seconds left and run northeasterly for 20.00 feet; thence turn 90 degrees 01 minutes 14 seconds right and run southeasterly for 440.94 feet; thence turn 115 degrees 52 minutes 31 seconds right and run southwesterly for 634.60 feet to the point of beginning. LESS AND EXCEPT property conveyed in Inst. No. 20021122000583960 and Inst. 20060310000113210, Inst. 20030407000204450 and Inst. 20060123000034430, in Probate Office of Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/10/2024 09:34:29 AM
 \$103.00 PAYGE
 20240710000208180

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	<u>Clarence Dukes</u>	Grantee's Name	<u>Will Lumpkin</u>
Mailing Address	<u>4307 Co Rd 4411</u> <u>Penn Dixie Rd 36010</u>	Mailing Address	<u>182 Hwy 265</u> <u>Unit H 1106</u> <u>Decatur, AL 35607</u>
Property Address	<u>227 Motley Ave.</u> <u>Montevallo, AL 35115</u>	Date of Sale	<u>July 09, 2024</u>
		Total Purchase Price	<u>\$75,000.00</u>
		or	
		Actual Value	<u> </u>
		or	
		Assessor's Market Value	<u> </u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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 of 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 July 08, 2024

Print Clarence Dukes

 Unattested

Sign

(verified by)

Clarence Dukes
(Grantor/Grantee/Owner/Agent) circle one