

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Wedgworth Brothers, LLC
775 Griffin Circle
Birmingham, AL 35242

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Two Hundred Eighty-Two Thousand and 00/100 Dollars (\$282,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, I, **SANDRA DRAPER, an unmarried person** (herein referred to as Grantor) grant, bargain, sell and convey unto **WEDGWORTH PARTNERS, LLC** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

SANDRA DRAPER is the surviving grantee of deed recorded in Volume 289, Page 368. The other grantee, **Robbie Dean Draper**, having died on or about the 20th day of October, 1974.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$225,600.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that he/she is free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

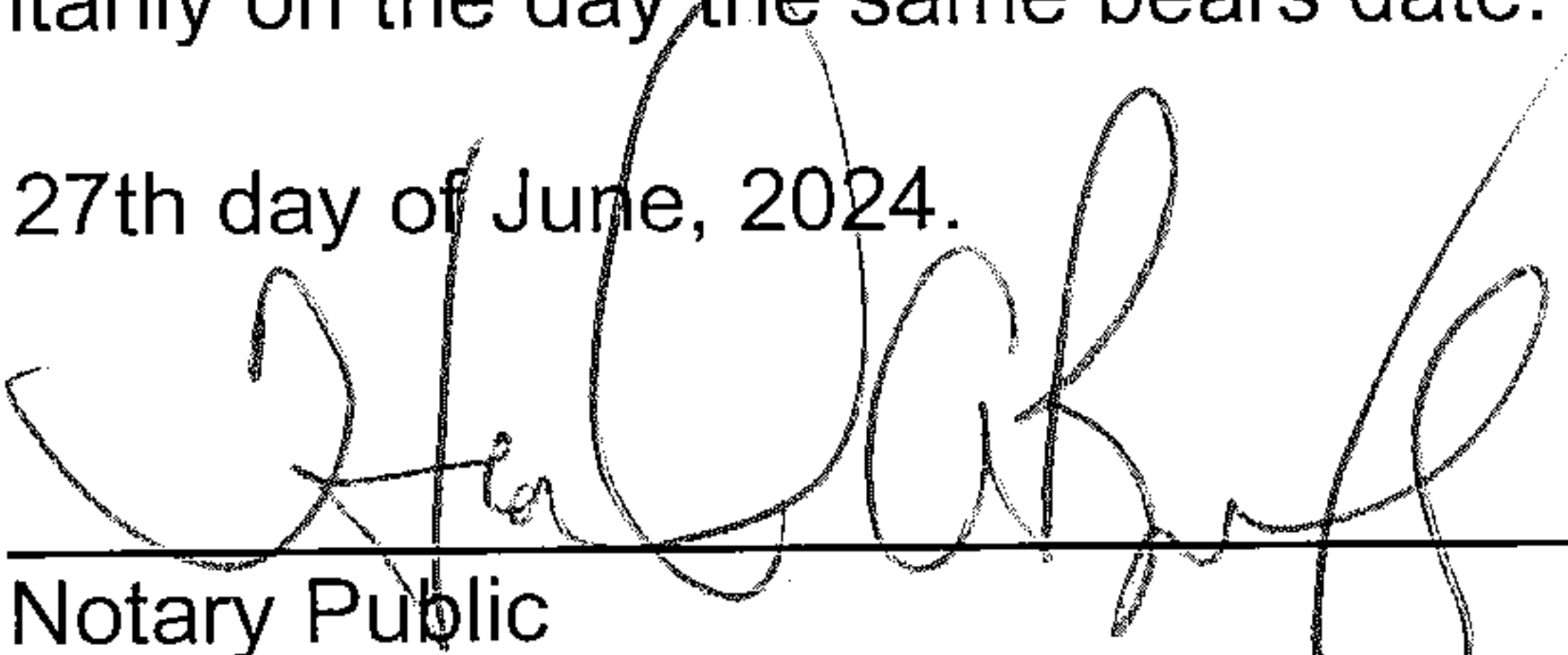
In Witness Whereof, I have hereunto set my hand and seal this 27th day of June, 2024.


SANDRA DRAPER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **SANDRA DRAPER**, 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 this conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of June, 2024.


Notary Public
My Commission Expires: 06/06/2027

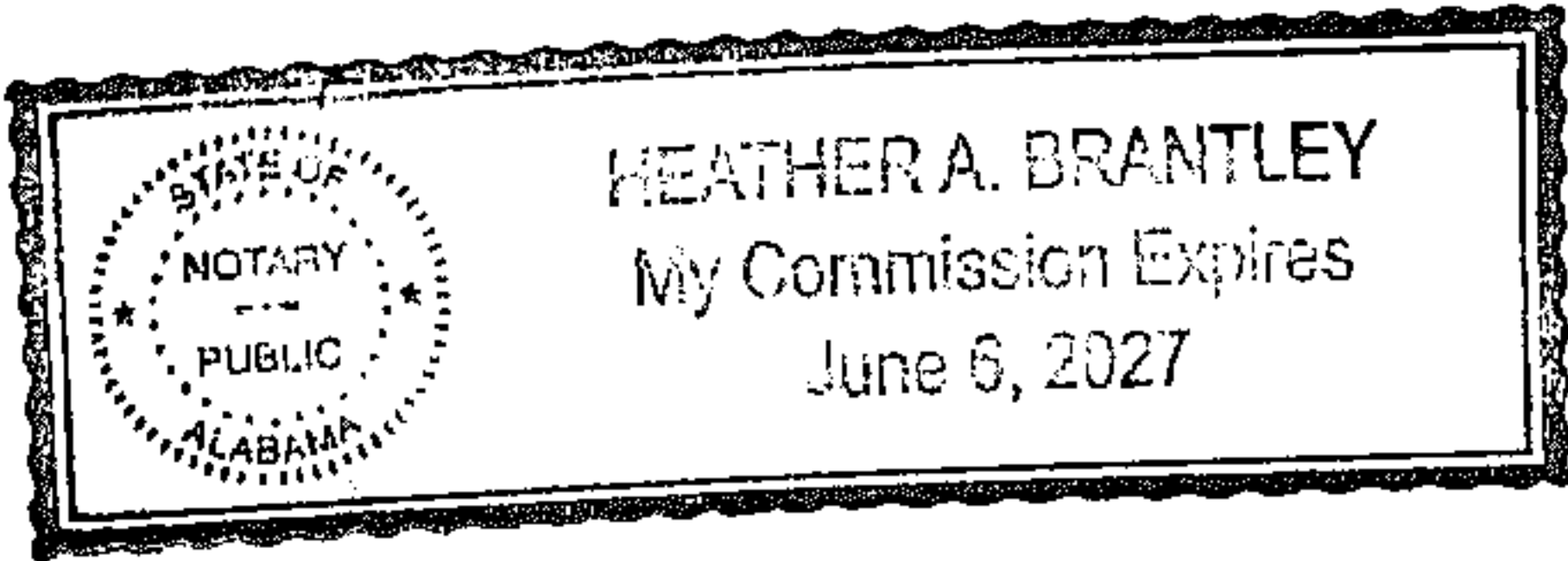


EXHIBIT "A"

A lot in the SW 1/4 of the SW 1/4 of Section 14, Township 21 South, Range 3 West, described as follows:

Commence at the Southwest corner of the SW ¼ of the SW ¼ of Section 14, Township 21 South, Range 3 West; thence run East along the South line of said Section a distance of 729.0 feet to the point of beginning; thence turn an angle of 95°16' to the left and run a distance of 294.54 feet; thence turn an angle of 95°41' to the right and run a distance of 125.00 feet; thence turn an angle of 84°44' to the right and run a distance of 294.59 feet to the South line of said Section 14; thence turn an angle of 95°16' to the right and run a distance of 125.00 feet to the point of beginning. Except the right of way of the County paved road.

TAX PARCEL NUMBER: 23-6-14-3-002-013.000

Real Estate Sales Validation Form

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

Grantor's Name SANDRA DRAPER
Mailing Address 1008 Stone Creek Drive
Helena, AL 35080

Grantee's Name WEDGWORTH BROTHERS, LLC
Mailing Address 775 Griffin Circle
Birmingham, AL 35242

Property Address 2025 Butler Road
Alabaster, AL 35007

Date of Sale June 27, 2024
Total Purchase Price \$ 282,000.00
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
X Sales Contract
X 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 June 27, 2024

Print B. CHRISTOPHER BATTLES

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/18/2024 12:33:43 PM
\$84.50 LAURA
20240718000219680

Allen S. Bayl