

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:
Donald Lee Lemley
P.O. Box 824
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)



20240906000278300 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
09/06/2024 02:32:32 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED FIVE THOUSAND FOUR HUNDRED SIXTY DOLLARS AND ZERO CENTS (\$105,460.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Donald Lee Lemley, a single man (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Donald Lee Lemley (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.

Donald L. Lemley and Donald Lee Lemley are one and the same person.

Donald Lee Lemley is surviving grantee in Deed Book 287, Page 757 and in Instrument No 1997-23676, the other grantee Maple L. Lemley having died April 27, 2021.

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 6th day of September 2024.

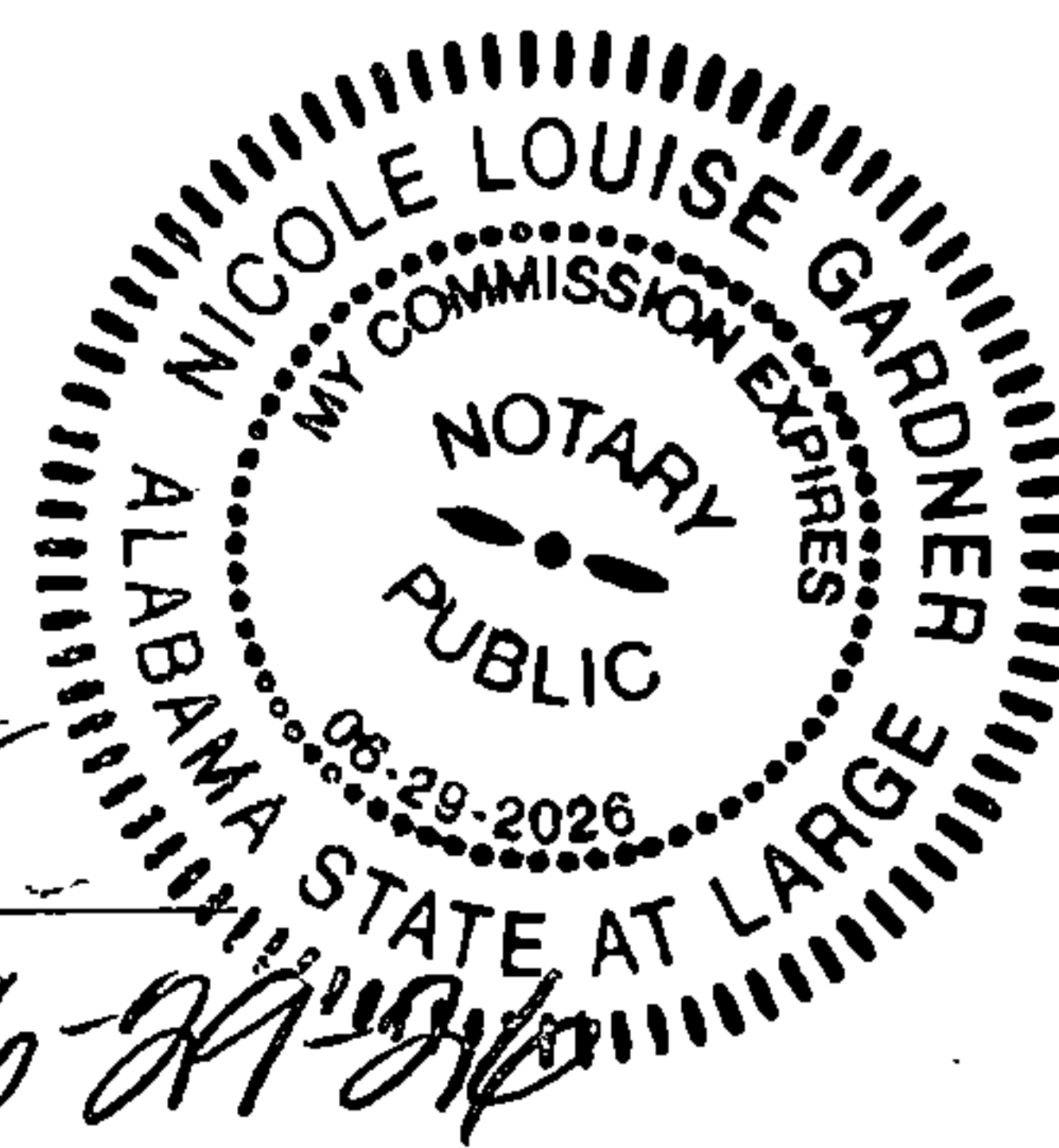
Donald Lee Lemley

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Donald Lee Lemley**, 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 6th day of September 2024.

Notary Public
My Commission Expires: 9/1/2024





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Exhibit "A"- Legal Description

LEGAL DESCRIPTION PARCEL-2:
LOT 17, 18, 19, 20, 21, & 22 OF BLOCK
31 OF THE MAP OF SOUTH CALERA AS
RECORDED IN MAP BOOK 3 PAGE 40 IN
THE SHELBY COUNTY PROBATE OFFICE.
BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF
THE WEST RIGHT OF WAY OF U.S.
HWY. NO. 31 & THE SOUTH LINE
OF SECTION 11, T-24N, R-13E,
SHELBY COUNTY, AL... THENCE
S 89° 01' 01" W FOR 338.96 FT.
TO A FOUND 3/4" REBAR. THENCE
N 10° 13' 17" E FOR 214.62 FT.
TO A SET IRON AND THE POINT
OF BEGINNING. FROM SAID POB.,
S 79° 41' 14" E FOR 161.61 FT.
TO A SET IRON. THENCE N 08° 02'
11" E FOR 161.46 FT. TO A
FENCE CORNER. THENCE N 07°
57' 48" E FOR 160.50 FT. TO
A FENCE CORNER POST. THENCE
N 78° 17' 32" W FOR 149.18 FT.
TO A FOUND 5/8" CAPPED
REBAR. THENCE S 10° 13' 17" W
FOR 325.34 FT. TO THE
POINT OF BEGINNING. SAID
PARCEL CONTAINING 1.15
ACRES MORE OR LESS.



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Real Estate Sales Validation Form

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

Grantor's Name Donald Lee Lemley
Mailing Address P.O. Box 824
Calera AL
35040

Grantee's Name Donald Lee Lemley
Mailing Address P.O. Box 824
Calera AL
35040

Property Address 495 Red Road
Calera, AL
35040

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 105,460.00

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 tax Value
to clear title

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 9-6-24

Print Belinda Plier

☐ Unattested

Sign Belinda Plier

(verified by)

(Grantor/Grantee/Owner/Agent) circle one