

SEND TAX NOTICE TO:
Donald Short
325 Tennyson Drive
Pelham, AL 35124

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Thirty Nine Thousand Five Hundred dollars & no cents (\$39,500.00)** To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Nicholas Dabney, a married man** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Donald Short** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

COMMENCE AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 3 WEST SHELBY COUNTY ALABAMA; THENCE RUN EASTERLY ALONG SAID 1/4 - 1/4 OF SECTION FOR 23.12 FEET TO A POINT; THENCE CONTINUE ALONG SAME COURSE FOR 329.35 FEET AND SAID 1/4 - 1/4 SECTION TO THE POINT OF BEGINNING OF TRACT 2. SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY OF HICKORY HILLS LANE; THENCE RUN SOUTH 59 DEGREES 39 MINUTES 36 SECONDS WEST FOR 29.01 FEET TO A POINT, SAID POINT BEING ON A CURVE TO THE RIGHT, SUBTENDING A CENTRAL ANGLE OF 11 DEGREES 16 MINUTES 27 SECONDS AND HAVING A RADIUS OF 325.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE FOR 70.01 FEET AND NORTHERLY RIGHT OF WAY OF HICKORY HILLS LANE TO THE END OF SAID CURVE; THENCE RUN SOUTH 47 DEGREES 20 MINUTES 22 SECONDS EAST FOR 86.58 FEET ALONG THE NORTHERLY RIGHT OF WAY OF HICKORY HILLS LANE TO A POINT ON A CURVE TO THE RIGHT SUBTENDING A CENTRAL ANGLE OF 22 DEGREES 57 MINUTES 21 SECONDS AND HAVING A RADIUS OF 250.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND NORTHERLY RIGHT OF WAY OF HICKORY HILLS LANE FOR 100.16 FEET; THENCE RUN SOUTH 69 DEGREES 24 MINUTES 13 SECONDS WEST FOR 6.60 FEET TO A POINT ON A CURVE TO THE LEFT SUBTENDING A CENTRAL ANGLE OF 17 DEGREES 50 MINUTES 28 SECONDS AND HAVING A RADIUS OF 368.30 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND NORTHERLY RIGHT OF WAY OF HICKORY HILLS LANE FOR 77.82 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 01 DEGREES 02 MINUTES 53 SECONDS WEST FOR 201.66 FEET TO A POINT, SAID POINT IS ON THE NORTHERLY LINE OF SAID 1/4-1/4 SECTION; THENCE RUN NORTH 89 DEGREES 50 MINUTES 03 SECONDS EAST FOR 304.25 FEET ALONG SAID 1/4-1/4 SECTION TO THE POINT OF BEGINNING. LESS AND EXCEPT AND ROAD RIGHT OF WAY.

AND

A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, BEING FURTHER DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 3 WEST AND RUN EASTERLY ALONG THE SOUTH SIDE OF THE SAID 1/4-1/4 FOR 505.02 FEET TO THE EAST RIGHT OF WAY OF A CURVED PORTION OF HICKORY HILLS DRIVE, CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 976.44 FEET; THENCE TURN AN ANGLE TO THE LEFT AND RUN NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 12 DEGREES 18 MINUTES 05 SECONDS FOR 209.64 FEET (ANGLE LEFT TO 209.24 FEET, CHORD OF 63 DEGREES 51 MINUTES 49 SECONDS); THENCE TURN AN ANGLE OFF OF THE CHORD OF THE LAST DESCRIBED CURVE PORTION OF SAID RIGHT OF WAY OF 63 DEGREES 51 MINUTES 49 SECONDS TO THE RIGHT AND RUN EASTERLY FOR 362.22 FEET TO A POINT ON THE WEST RIGHT OF WAY OF A CURVED PORTION OF SHELBY COUNTY ROAD NO. 68, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 412.80 FEET; THENCE TURN AN ANGLE TO THE RIGHT AND RUN SOUTHEASTERLY ALONG THE SAID RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 18 DEGREES 36 MINUTES FOR 134.01 FEET (ANGLE RIGHT TO THE 133.42 FEET CHORD OF 50 DEGREES 34 MINUTES 47 SECONDS) TO THE POINT OF BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE CONTINUE SOUTHERLY AND WESTERLY THROUGH A CENTRAL ANGLE OF 105 DEGREES 24 MINUTES 23 SECONDS FOR 45.99 FEET TO THE END OF SAID CURVE (SAID POINT BEING ON THE NORTHWEST RIGHT OF WAY OF HICKORY HILLS DRIVE); THENCE RUN SOUTHWESTERLY ALONG THE NORTHWEST RIGHT OF WAY OF HICKORY HILLS DRIVE FOR 82.11 FEET TO A POINT ON THE SOUTH SIDE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 25; THENCE TURN AN ANGLE OF 33 DEGREES 18 MINUTES 43 SECONDS TO THE RIGHT AND RUN WESTERLY ALONG THE SOUTH SIDE OF THE SAID 1/4-1/4 FOR 467.73 FEET BACK TO THE POINT OF BEGINNING.

This property does not constitute the homestead of the Grantor(s).

\$31,600.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2024 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any.

Right of Way/easement filed in Book 280, page 528.

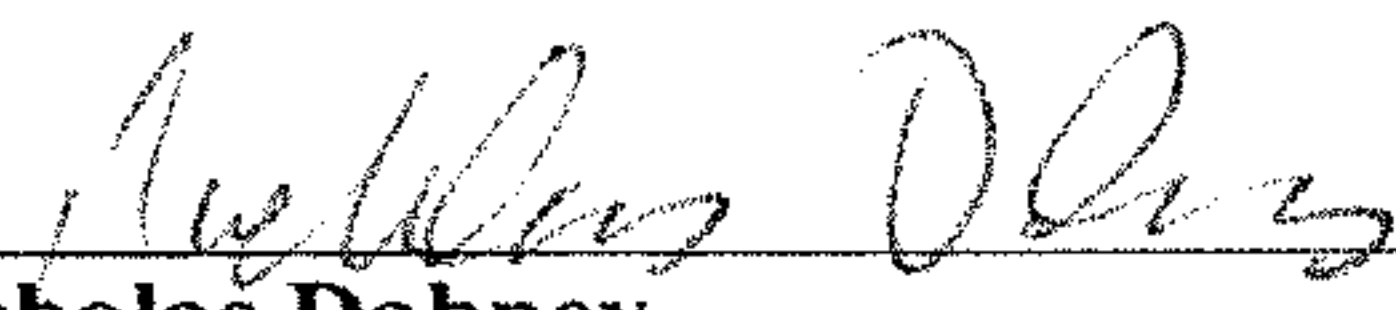
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 persons.

WARRANTY DEED

CBT File #2401067

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **September 6, 2024** .


_____(Seal)
Nicholas Dabney


STATE OF ALABAMA

General Acknowledgement

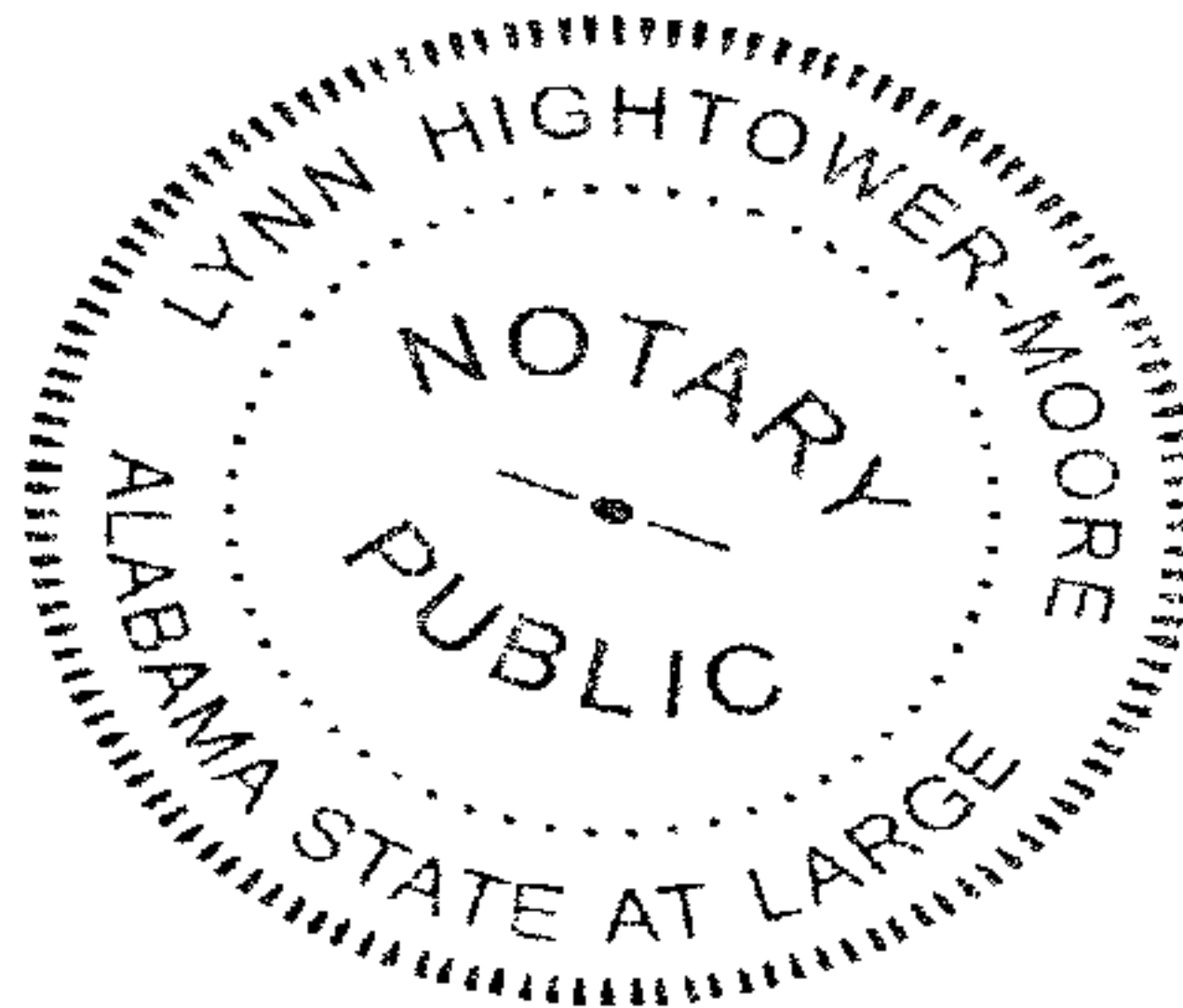
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Nicholas Dabney, a married man** , 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 have/has 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.
(Seal)
My Commission Expires: 12-22-25





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/09/2024 08:11:06 AM
 \$70.50 PAYGE
 20240909000278460

Allen S. Bayl

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Nicholas Dabney

Grantee's Name Donald Short

Mailing Address 2122 Village Ln
 Calera, Alabama 35040

Mailing Address 50 Hickory Hills Ln
 Alabaster, Alabama 35007

Property Address 50 Hickory Hills Ln,
 Alabaster, Alabama 35007

Date of Sale 09/06/2024

Total Purchase Price \$39,500.00

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

_____ 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 Donald Short

_____ Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one