

**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:*  
**Amanda Putterie**  
*225 Liberty Lane*  
*Chelsea, AL 35043*

**WARRANTY DEED**

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

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of **ONE HUNDRED THOUSAND DOLLARS AND ZERO CENTS (\$100,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Sandy Carole Williams, a single woman (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Amanda Putterie (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:**

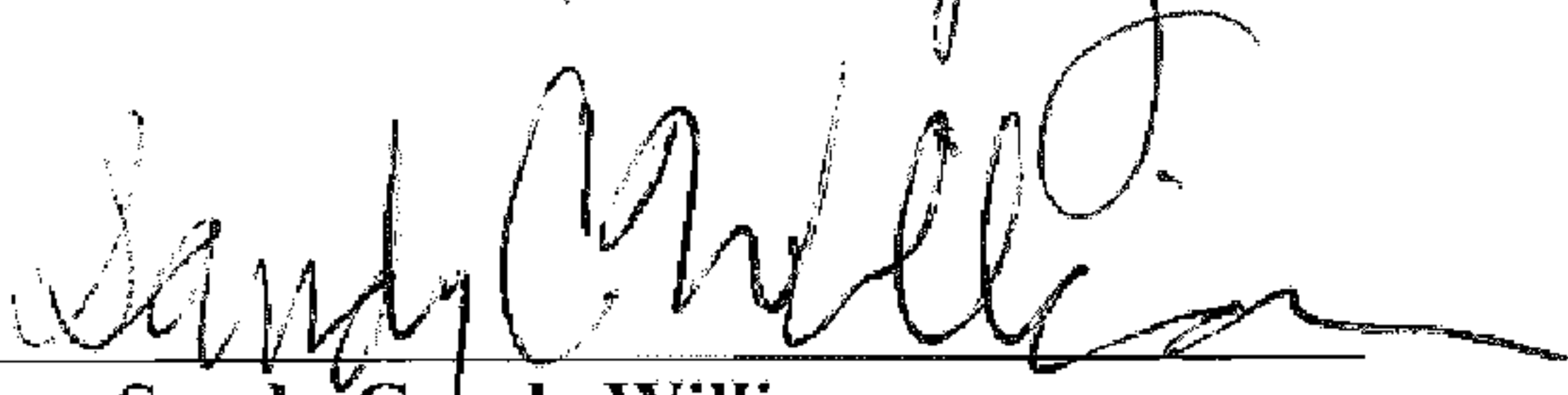
- 1. Ad valorem taxes due and payable October 1, 2024.
- 2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantor herein or spouse, if any.

**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.

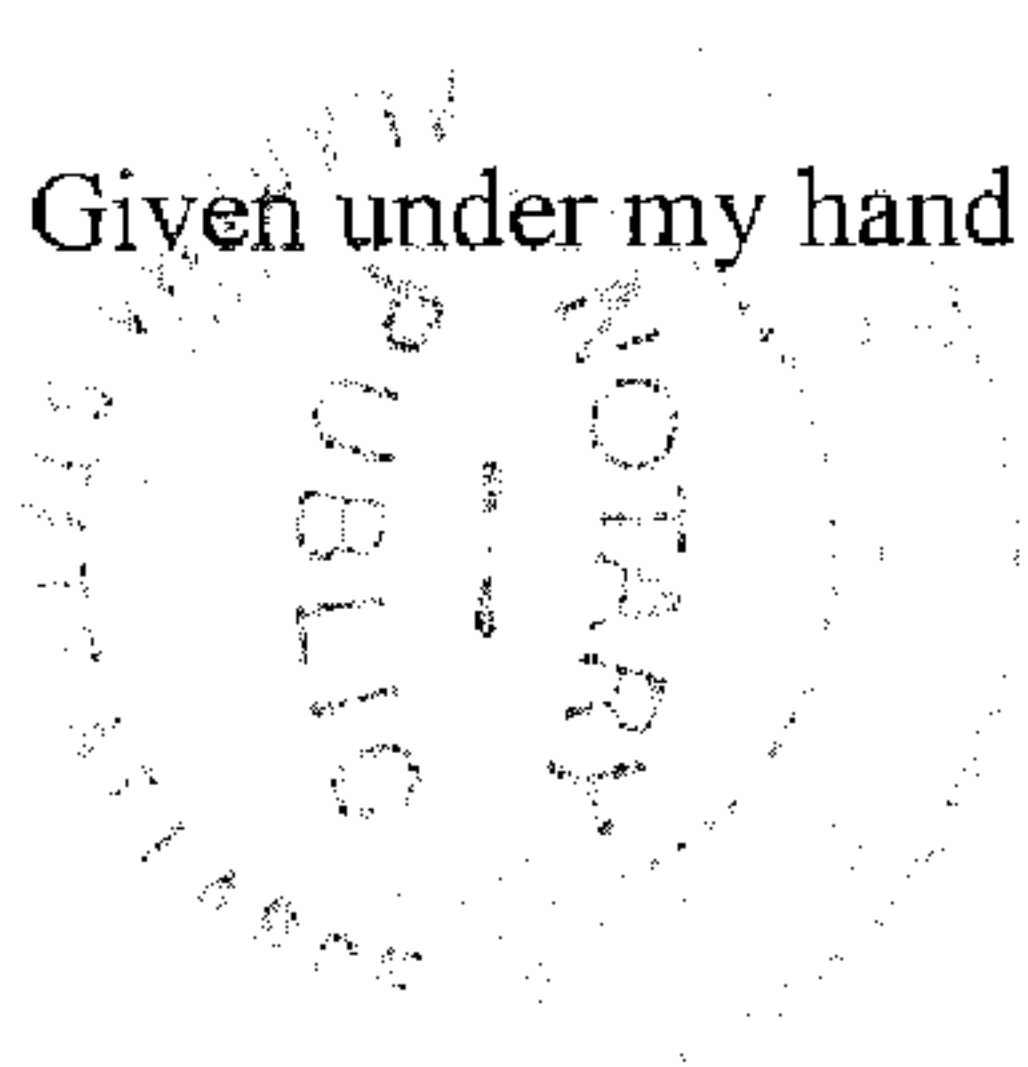
**IN WITNESS WHEREOF,** I have hereunto set my hand and seal this 1 day of July 2024.

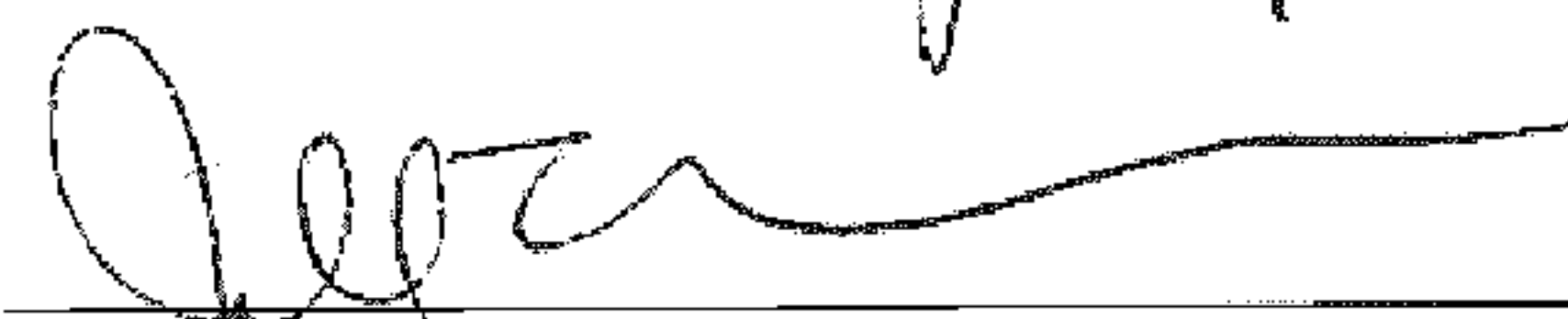
  
**Sandy Carole Williams**

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

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Sandy Carole Williams**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of July 2024.



  
Notary Public  
My Commission Expires 10-14-24

Poor Quality

Exhibit "A" – Legal Description

COMMENCE AT A FOUND CRIMP LOCALLY ACCEPTED AS THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 1 WEST SHELBY COUNTY, ALABAMA, ALSO BEING THE NORTHWEST CORNER OF LOT 21, CHELSEA ESTATES, AS RECORDED IN MAP BOOK 5, PAGE 61; THENCE RUN SOUTH 89°50'07" WEST FOR A DISTANCE OF 108.91 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES" ON THE WESTERN BANK OF YELLOWLEAF CREEK AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN SOUTH 89°50'07" WEST FOR A DISTANCE OF 1238.88 TO A FOUND 1/2" CAPPED REBAR STAMPED "RYS"; THENCE RUN SOUTH 89°43'08" WEST FOR A DISTANCE OF 219.94 FOUND REBAR; THENCE RUN NORTH 30°13'44" WEST FOR A DISTANCE OF 127.00 FEET TO A FOUND 1/2" CAPPED REBAR; THENCE RUN SOUTH 65°52'56" WEST FOR A DISTANCE OF 179.86 FEET TO A FOUND 1/2" CAPPED REBAR ALONG THE NORTHEASTERLY RIGHT OF WAY OF SHELBY COUNTY HIGHWAY 47 (CHELSEA ROAD & MAIN ST) (30' R.O.W.), SAID POINT BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 608.51 FEET, A DELTA ANGLE OF 34°06'11", A CHORD BEARING OF NORTH 52°03'05" WEST, AND A CHORD DISTANCE OF 356.82 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY FOR A DISTANCE OF 362.19 FEET TO A FOUND 1/2" REBAR, SAID POINT BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 593.63 FEET, A DELTA ANGLE OF 2°21'09", A CHORD BEARING OF NORTH 69°33'45" WEST, AND A CHORD DISTANCE OF 24.37 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY FOR A DISTANCE OF 24.37 TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES"; THENCE LEAVING SAID RIGHT OF WAY, RUN NORTH 03°04'33" EAST FOR A DISTANCE OF 47.93 FEET TO A FOUND 1/2" CAPPED REBAR STAMPED "WHEELER", SAID POINT BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1598.07 FEET, A DELTA ANGLE OF 13°15'48", A CHORD BEARING OF NORTH 86°50" EAST, AND A CHORD DISTANCE OF 369.11; THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 369.93 FEET TO FOUND 5/8" REBAR; THENCE RUN NORTH 79°45'05" EAST FOR A DISTANCE OF 589.80 FEET TO A FOUND 1/2" CAPPED REBAR; THENCE RUN NORTH 79°42'41" EAST FOR A DISTANCE OF 75.05 FEET TO A FOUND 1/2" CAPPED REBAR; THENCE RUN NORTH 10°17'02" WEST FOR A DISTANCE OF 74.99 FEET TO A FOUND 1/2" CAPPED REBAR STAMPED "CLINKSCALES"; THENCE RUN NORTH 79°48'32" EAST FOR A DISTANCE OF 425.38 TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES" ON THE WESTERN BANK OF YELLOW LEAF CREEK; THEN CONTINUE ALONG THE BANK OF SAID CREEK FOR THE FOLLOWING CALLS: THENCE RUN SOUTH 38°52'38" EAST FOR A DISTANCE OF 39.32 TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES"; THENCE RUN SOUTH 61°05'11" EAST FOR A DISTANCE OF 126.00 FEET TO A SET 5/8" REBAR STAMPED "CLINKSCALES"; THENCE RUN SOUTH 46°36'27" EAST FOR A DISTANCE OF 100.73 FEET TO A SET 5/8" REBAR STAMPED "CLINKSCALES"; THENCE RUN SOUTH 32°09'55" EAST FOR A DISTANCE OF 198.33 FEET TO A SET 5/8" REBAR STAMPED "CLINKSCALES"; THENCE RUN SOUTH 39°57'54" EAST FOR A DISTANCE OF 217.94 FEET TO A SET 5/8" REBAR STAMPED "CLINKSCALES"; THENCE RUN SOUTH 51°14'03" EAST FOR A DISTANCE OF 111.67 FEET TO A SET 5/8" REBAR STAMPED "CLINKSCALES"; THENCE RUN SOUTH 33°51'49" EAST FOR A DISTANCE OF 35.42 FEET TO THE POINT OF BEGINNING.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/09/2024 01:53:16 PM  
 \$128.00 JOANN  
 20240909000279360

*Allen 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	<u>Sandy Corde Williams</u>	Grantee's Name	<u>Amanda Pufferie</u>
Mailing Address	<u>1044 Westover Rd.</u>	Mailing Address	<u>325 Liberty Lane</u>
	<u>Sterrett, AL 35147</u>		<u>Chelsea, AL</u>
			<u>35043</u>
Property Address	<u>Vacant land</u>	Date of Sale	<u>7-1-24</u>
		Total Purchase Price \$	<u>100,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 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 \_\_\_\_\_

Print

Sandy C. Williams

Unattested

(verified by)

Sign

Sandy C. Williams

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1