



This instrument prepared by:

Morrison Honea, LLC

101 North Main Street

Columbiana, Al 35051

Send Tax Notice to:

Patricia Salas

51 Ferguson Drive

Chelsea, Al 35043

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of **FORTY THOUSAND and NO/100 (\$40,000.00)** and other good and valuable considerations paid to the undersigned, the receipt whereof is acknowledged, we, **Paula and Kenneth McAnnally**, a married couple (herein referred to as GRANTORS) with full authority, do grant, bargain, sell and convey unto **Patricia Salas** (herein referred to as GRANTEE), to own in FEE SIMPLE the following described real estate situated in Shelby County, Alabama to-wit:

See attached EXHIBIT "A" for legal description

- Subject to:
- a. General tax assessments, current and subsequent
 - b. Municipal fees and assessments, if any
 - c. Mineral rights if, or if not, owned by Grantor
 - d. Easements, encroachments, and rights-of-ways shown or recorded in amendments thereto; to include any and all subdivision easements and grants

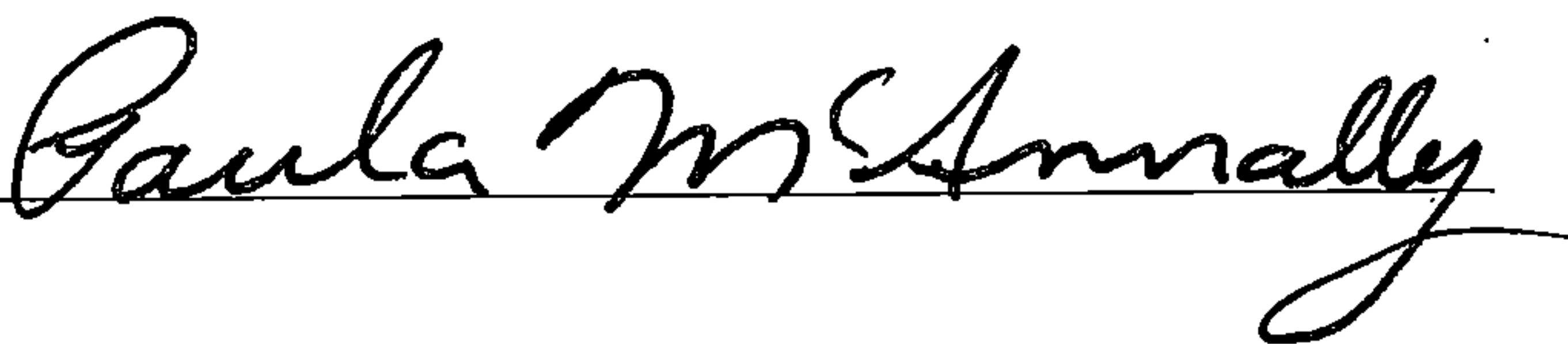
Property address: 21 Ferguson Drive, Chelsea, Alabama 35043
Parcel Number: 15 3 05 0 000 009.000

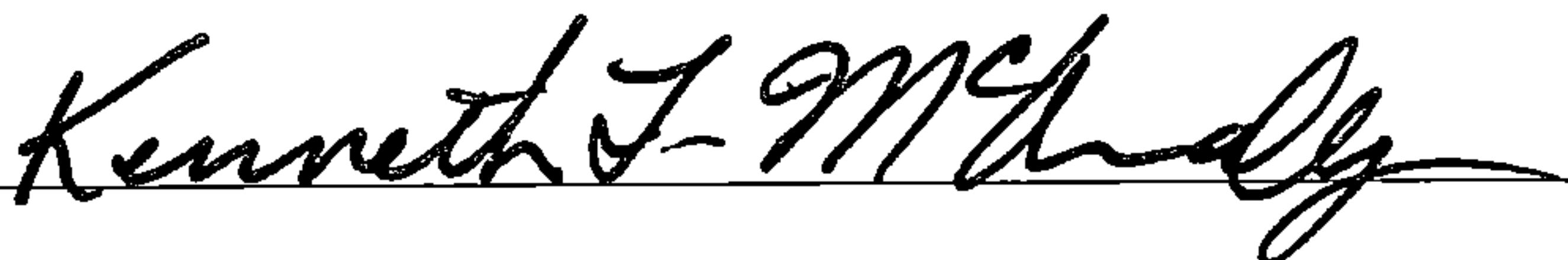
THIS DEED PREPARED WITH EXAMINATION OF AND PROVISION OF TITLE, NOT SURVEY and its intent is to convey all property acquired in the source deed, Instrument #20210617000296960, whether or not correctly described above.

TO HAVE AND TO HOLD unto the said Grantees, his/her/their heirs and we, **KENNETH AND PAULA MCANNALLY**, do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all known encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

IN WITENSS WHEREOF, the Grantor has hereunto set their hand and seal on September 11, 2024.


PAULA MCANNALLY

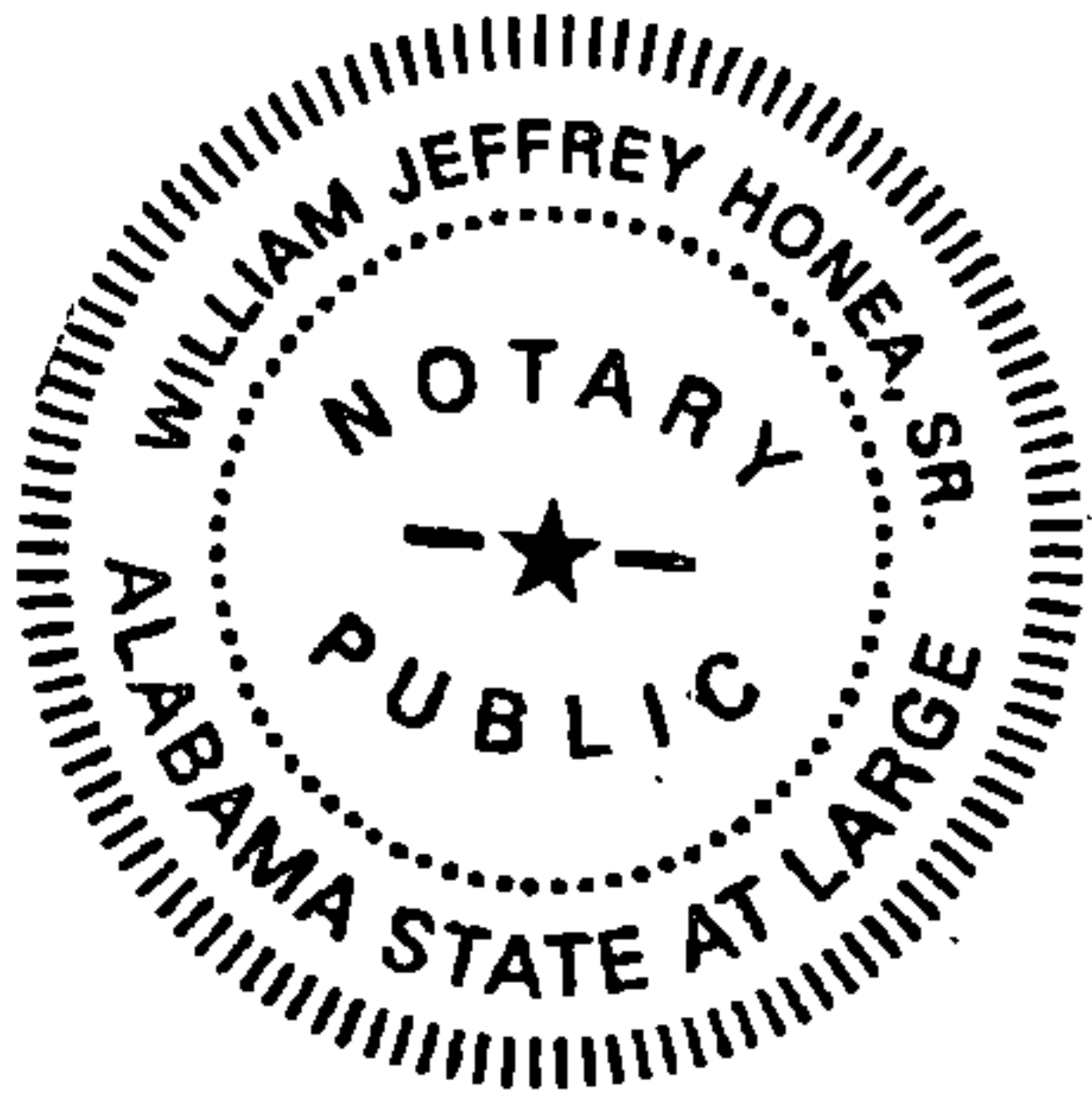

KENNETH MCANNALLY

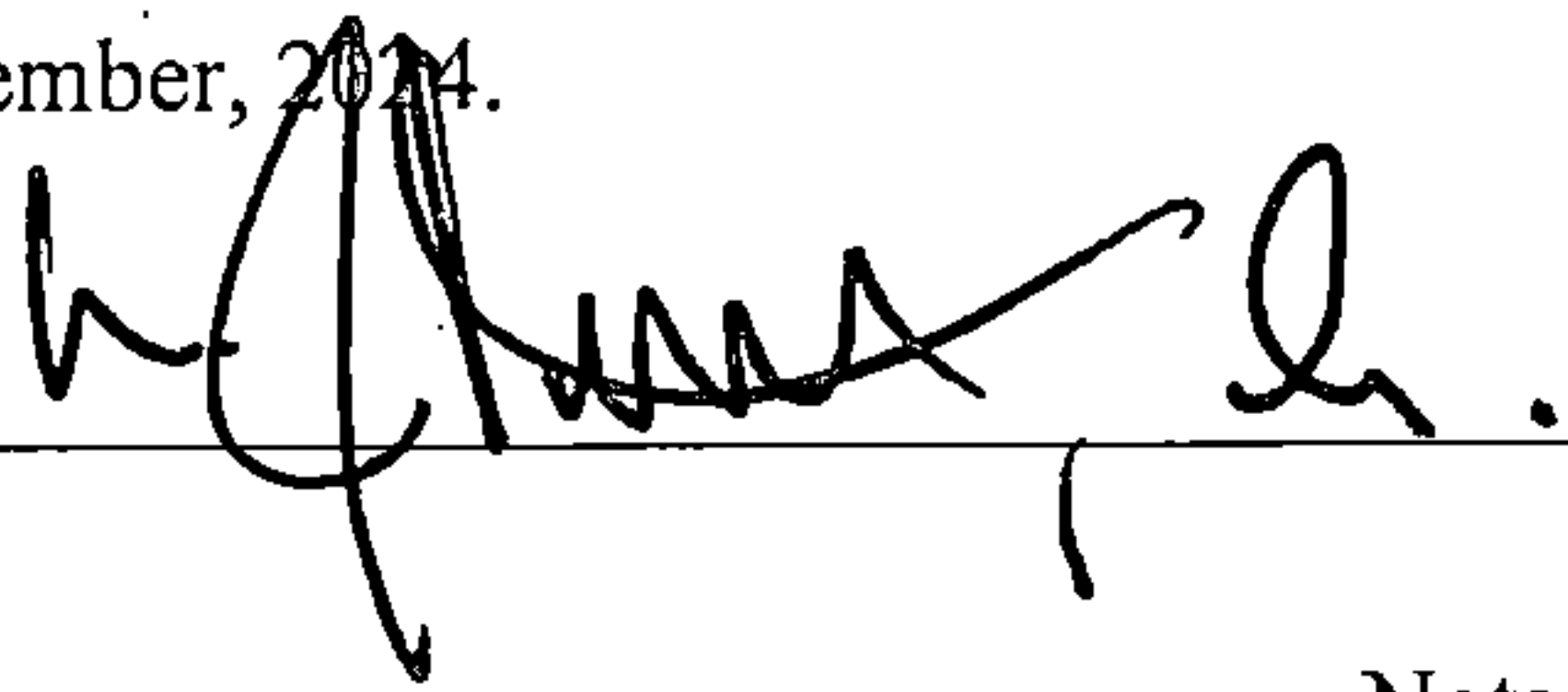
State of Alabama

County of SHELBY

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that **KENNETH AND PAULA MCANNALLY**, whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11TH day of September, 2024.




Notary Public

Commission expires: 



20210617000296960 3/5 \$81.00
Shelby Cnty Judge of Probate, AL
06/17/2021 02:55:55 PM FILED/CERT



20240912000283250 3/5 \$74.00
Shelby Cnty Judge of Probate, AL
09/12/2024 10:54:35 AM FILED/CERT

EXHIBIT "A"

Commence at a capped pipe found in place at the NE corner of Section 5, Township 20 South, Range 1 West; thence run South along the East boundary of said Section a distance of 2651.41 feet to the NE corner of the NE 1/4 of SE 1/4 of said Section 5, thence turn an angle of 90 degrees 19 minutes 13 seconds to the right and run along an accepted property line a distance of 1402.70 feet to a pine knot in a rock pile; thence turn an angle of 88 degrees 53 minutes 05 seconds to the left and run a distance of 366.0 feet to a point; thence turn an angle of 89 degrees 00 minutes to the left and run a distance of 390.0 feet to the point of beginning; thence continue along the same line of direction a distance of 297.38 feet to a point; thence turn an angle of 92 degrees 27 minutes 50 seconds to the right and run a distance of 521.64 feet to a point 30 feet Northeast of the centerline of County Highway #36; thence turn an angle of 103 degrees 57 minutes 25 seconds to the tangent of a curve to the left (concave Southerly and having a radius of 323.0 feet and a central angle of 22 degrees 50 minutes 36 seconds) and proceed along said curve 30 feet from and parallel to the said centerline of said County Highway #36 an arc distance of 128.78 feet to a point; thence continue along the tangent of said curve a distance of 130.95 feet to a point on the East boundary line of 30 foot private road easement and being 30 feet North of the centerline of said County Highway #36; thence turn an angle of 85 degrees 35 minutes 12 seconds to the right and run along said easement line a distance of 37.88 feet to a point; thence turn an angle of 12 degrees 33 minutes 17 seconds to the right and run along said easement line a distance of 192.18 feet to a point; thence turn an angle of 2 degrees 59 minutes 33 seconds to the left and run along said easement line a distance of 146.16 feet to a point; thence turn an angle of 3 degrees 07 minutes 35 seconds to the left and run along said easement line a distance of 107.53 feet to a point; thence turn an angle of 1 degree 47 minutes 06 seconds to the left and run along said easement line a distance of 42.28 feet to the point of beginning. Said parcel of land is lying in the NE 1/4 of SE 1/4, Section 5, Township 20 South, Range 1 West, and contains 3.24 acres.

ALSO, a non-exclusive 30 foot wide easement for the purpose of ingress, egress and utilities and described as follows: Commence at a capped pipe found in place at the NE corner of Section 5, Township 20 South, Range 1 West; thence run South along the East boundary of said Section, a distance of 2651.41 feet to the NE corner of the NE 1/4 of SE 1/4 of said Section 5; thence turn an angle of 90 degrees 19 minutes 13 seconds to the right and run along an accepted property line a distance of 1402.70 feet to a pine knot in a rock pile; thence turn an angle of 88 degrees 53 minutes 05 seconds to the left and run a distance of 366.0 feet to a point; thence turn an angle of 89 degrees 00 minutes to the left and run a distance of 359.83 feet to the point of beginning; thence continue along the same line of direction a distance of 30.17 feet to a point; thence turn an angle of 83 degrees 48 minutes 54 seconds to the right and run a distance of 42.28 feet to a point; thence turn an angle of 1 degree 47 minutes 06 seconds to the right and run a distance of 107.53 feet to a point; thence turn an angle of 3 degrees 07 minutes 35 seconds to the right and run a distance of 146.16 feet to a point; thence turn an angle of 2 degrees 59 minutes 33 seconds to the right and run a distance of 192.18 feet to a point; thence turn an angle of 12 degrees 33 minutes 17 seconds to the left and run a distance of 37.88 feet to a point 30 feet North of the centerline of County Highway #36; thence turn an angle of 94 degrees 24 minutes 48 seconds to the right and run parallel to said centerline a distance of 30.08 feet to a point;

thence turn an angle of 85 degrees 35 minutes 12 seconds to the right and run a distance of 38.86 feet to a point; thence turn an angle of 12 degrees 33 minutes 17 seconds to the right and run a distance of 194.70 feet to a point; thence turn an angle of 2 degrees 59 minutes 33 seconds to the left and run a distance of 144.55 feet to a point; thence turn an angle of 3 degrees 07 minutes 35 seconds to the left and run a distance of 106.24 feet to a point; thence turn an angle of 1 degree 47 minutes 06 seconds to the left and run a distance of 45.06 feet to the point of beginning.

Situated in Shelby County, Alabama.

LESS AND EXCEPT that portion previously conveyed to Sammy Bajalia, dated the 15 day of November, 1984, and recorded in Book 009, page 230, in the Probate Office of Shelby County, Alabama. (Information supplied by Christine Cole).

20210617000296960 4/5 \$81.00
Shelby Cnty Judge of Probate, AL
06/17/2021 02:55:55 PM FILED/CERT

Inst # 1993-03629

02/08/1993-03629
09:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

003 MCO

Real Estate Sales Validation Form

20240912000283250 5/5 \$74.00
Shelby Cnty Judge of Probate, AL
09/12/2024 10:54:35 AM FILED/CERT

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

Grantor's Name Patricia & Kenneth McAnnally
Mailing Address 5195 Hwy 49
Columbiana, AL 35051

Grantee's Name Patricia Salas
Mailing Address 51 Ferguson Dr
Chickasha, AL 35043

Property Address 21 Ferguson Dr.
Chickasha, AL 35043

Date of Sale 9/11/24
Total Purchase Price \$ 40,000
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
☒ 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 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 9/11/24

Print W. Jeff Houser, Sr., ATTY.

☐ Unattested
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1