

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Grady Scott Lovelady
3347 Pelham Parkway
Pelham, AL 35124

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **William S. Lovelady, a married man** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Grady Scott Lovelady** (hereinafter referred to as GRANTEE), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

SEE ATTACHED EXHIBIT "A".

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

The herein described real property is not the homestead of GRANTOR or of GRANTOR's spouse.

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THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

IN WITNESS WHEREOF, said GRANTOR has/have hereunto set his/her/their hand(s) and seal(s) this the 9th day of Sept., 2024.

William S. Lovelady
William S. Lovelady

STATE OF Alabama
Shelby COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **William S. Lovelady**, whose name(s) is/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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9th day of Sept., 2024.

[Signature]
 Notary Public

My Commission Expires: 9/6/2028

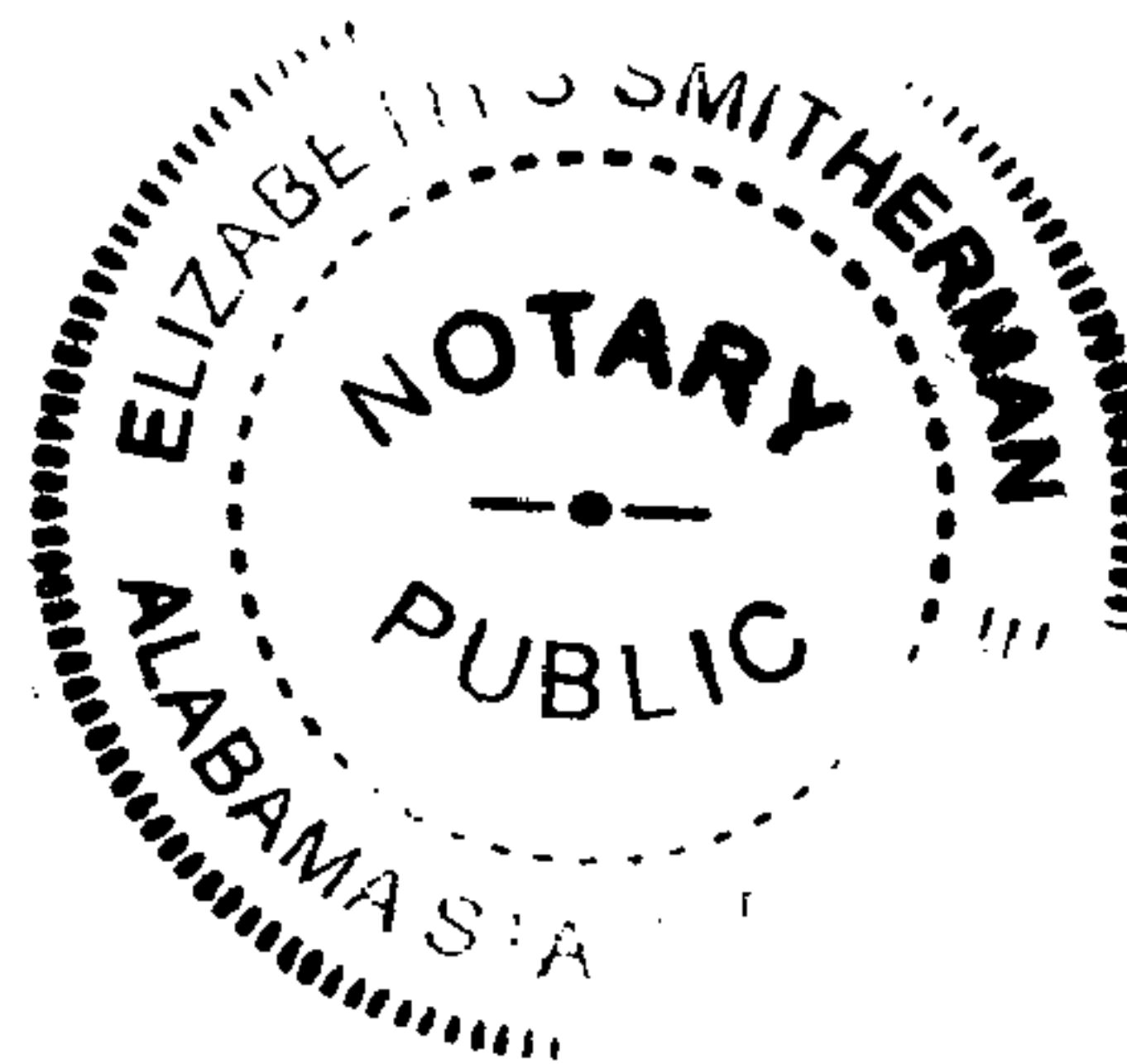


EXHIBIT "A"
Property Description

Commence at a corner in place being the Southwest corner of the Southeast one-fourth of the Northwest one-fourth of Section 8, Township 22 South, Range 3 West, Shelby County, Alabama; thence proceed North 00° 11' 40" East along the West boundary of said quarter-quarter section for a distance of 43.98 feet; thence proceed South 89° 48' 20" East for a distance of 223.0 feet to a ½" rebar in place being located on the Easterly right-of-way of Shelby County Highway 17; thence proceed Southeasterly along the Easterly right-of-way of said highway and along the curvature of a concave curve left having an arc distance of 72.71 feet and a radius of 612.75 feet for a chord bearing and distance of South 06° 07' 18" East, 72.66 feet to a 4" x 4" right-of-way monument in place; thence proceed South 09° 12' 05" East along the Easterly right-of-way of said highway for a distance of 164.53 feet to the point of beginning. From this beginning point proceed North 75° 29' 29" East for a distance of 239.60 feet; thence proceed North 50° 30' 35" East for a distance of 73.13 feet; thence proceed South 25° 58' 53" East for a distance of 120.37 feet; thence proceed South 24° 22' 39" East for a distance of 276.63 feet; thence proceed North 87° 43' 08" West for a distance of 413.82 feet to a 1" open top pipe in place, said point being located on the Easterly right-of-way of said Shelby County Highway 17; thence proceed Northwesterly along the curvature of a concave curve right having an arc distance of 207.51 feet and a radius of 824.51 feet for a chord bearing and distance of North 10° 07' 47" West, 207.46 feet to a 4" x 4" right-of-way monument in place; thence proceed North 09° 12' 05" West along the Westerly right-of-way of said highway for a distance of 33.37 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Southwest one-fourth of Section 8, Township 22 South, Range 3 West, Shelby County, Alabama and contains 2.44 acres.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name William S. LoveladyGrantee's Name Grady Scott LoveladyMailing Address 3347 Pelham Parkway
Pelham, AL 35124Mailing Address 3347 Pelham Parkway
Pelham, AL 35124Property Address 12 Creekwood Crossing
Montevallo, AL 35115Date of Sale September 9, 2024

Total Purchase Price \$ _____

Or

Actual Value \$ _____

Or

Assessor's Market Value \$88,320.00

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: Full Tax's Assessor's Value - \$88,320.00

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 September 9, 2024

Print: Grady Scott Lovelady

☐ Unattested

Sign

(verified by)

(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
09/19/2024 02:55:46 PM
\$119.50 PAYGE
20240919000292880

Alicia S. Byrd

