

STATE of ALABAMA)
COUNTY of SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of two hundred eighty six thousand and no/100 dollars (\$286,000.00) being the high bid at the auction to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, MSB Valleydale, LLC an Alabama limited liability company whose address is 2526 West Main Street, Dohan, Alabama 36301-1226 does grant, bargain, sell and convey unto Howard E. Wheeler and Caleb R. Wheeler (Grantees) as joint tenants with right of survivorship, whose mailing address is 705 22nd Street North, Bessemer, Alabama 35020, the following described real estate situated in Shelby County, Alabama to-wit:

A part of the SW 1/4 of the SW 1/4 of Section 30, Township 19 South, Range 2 West, lying in Shelby County, Alabama, and being more particularly described as follows:

Begin at the southeast corner of the SW 1/4 of the SW 1/4 of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama and run thence westerly along the south line of said ¼ - ¼ section 368.17 feet to a point; thence turn a deflection angle of 90 degrees 00 minutes 00 seconds to the right and run northerly 393.49 feet to a point on the current southerly right of way line of Valleydale Road, as it exists on the date stated herein, in a curve to the left having a central angle of 13 degrees 05 minutes 48 seconds and a radius of 1705.05 feet; thence turn 60 degree 57 minutes 08 seconds right to chord and run northeasterly along the arc of said curve an arc distance of 389.74 feet to a point; thence turn 116 degrees 16 minutes 33 seconds right from a chord and run southerly 582.98 feet to the point of beginning. aka 2035 Valleydale Road, Pelham, Alabama 35244

Subject to:

Ad valorem taxes due October 1, 2024.

Minerals and mining rights not owned by Grantor.

Less any portion lying within the current right of way of Valleydale Road.

Right of way to Alabama Power Company in Deed Book 219, Page 611.

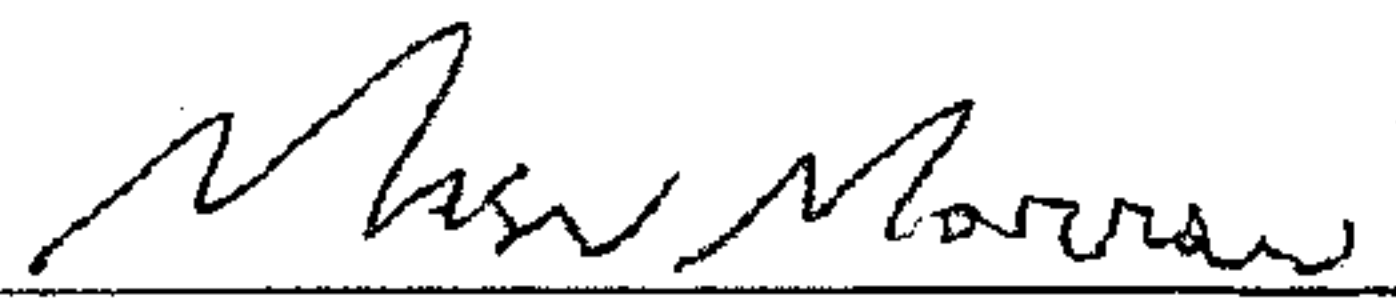
TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created by the undersigned and not specifically excepted herein.

EXECUTION ON FOLLOWING PAGE

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this 26th day of September, 2024.

MSB VALLEYDALE, LLC
an Alabama limited liability company

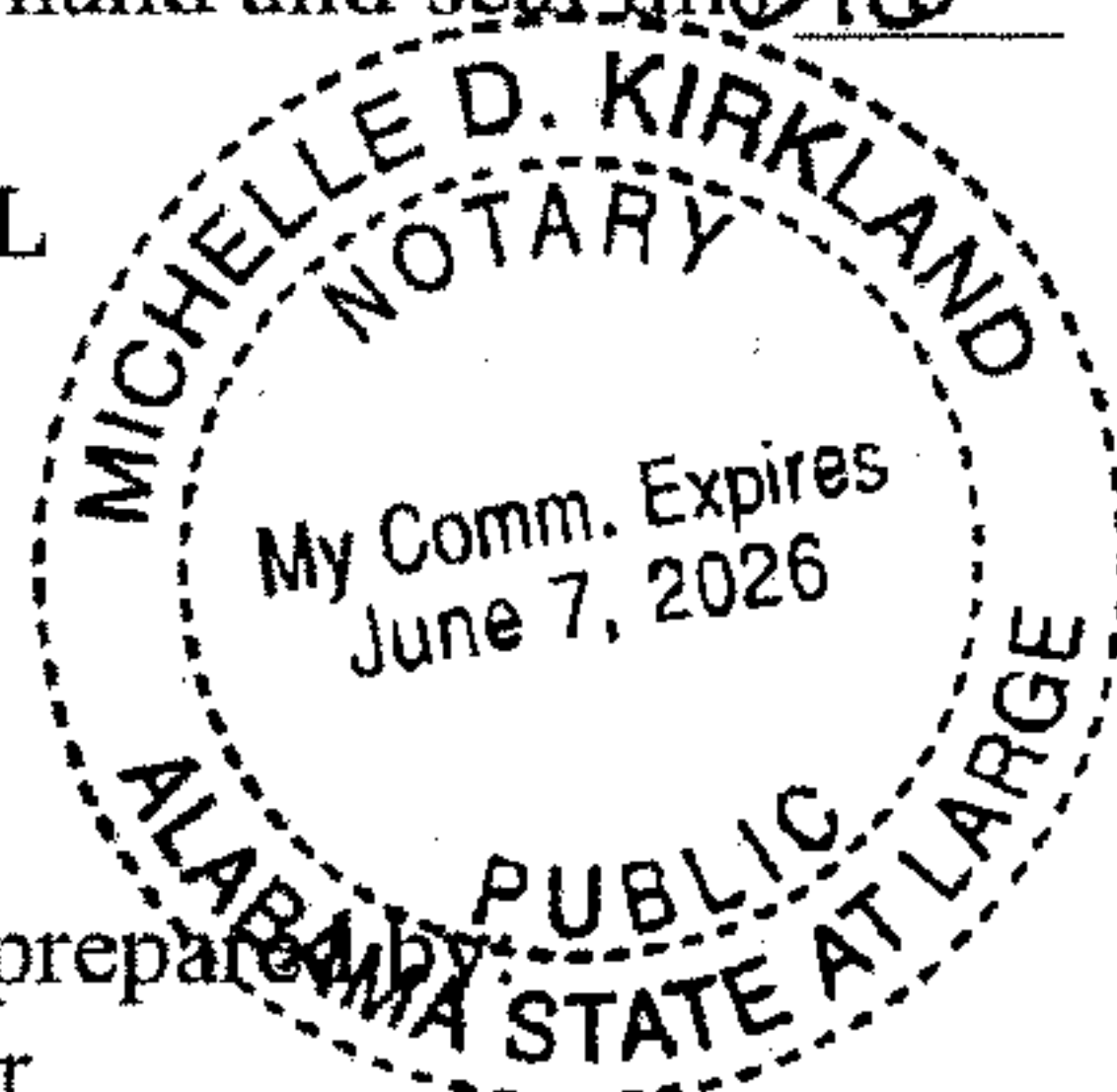
By 
MASON MORROW
Its Manager and not individually

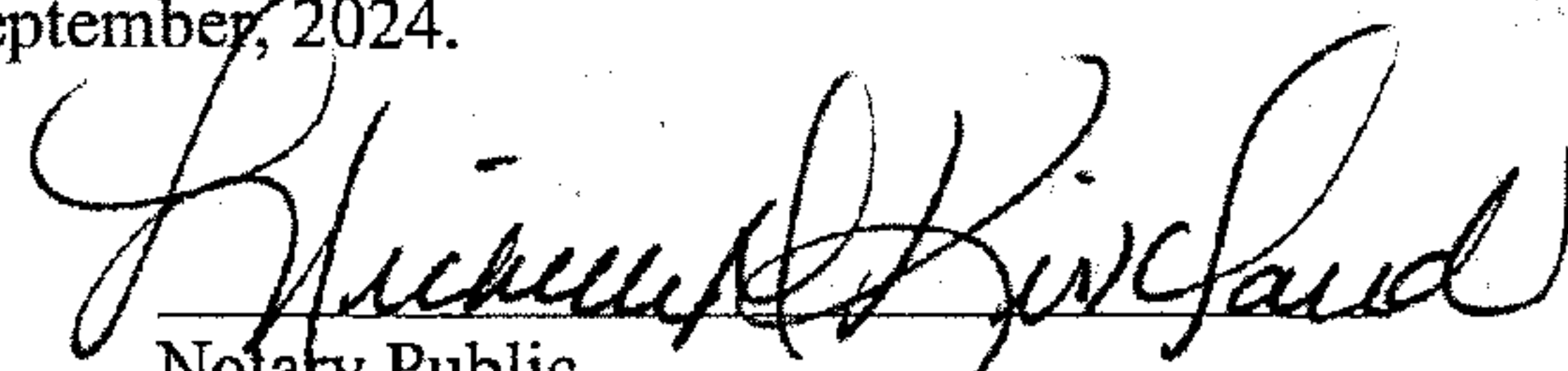
STATE of ALABAMA
COUNTY of HOUSTON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, Mason Morrow, whose name as Manager of MSB Valleydale, LLC and not individually is signed to the foregoing conveyance and who is personally known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Manager, with full authority, and not individually executed the same voluntarily for and as the act of MSB Valleydale, LLC on the day the same bears date.

Given under my hand and seal this 26th day of September, 2024.

AFFIX SEAL




Notary Public
Commission Expires:

This instrument prepared by
Gene W. Gray, Jr.
2100 SouthBridge Parkway
Suite 338
Birmingham, AL 35209
205-879-3400
File 224210

Send tax notice to:
Howard E. Wheeler
Caleb R. Wheeler
705 22nd Street North
Bessemer, AL 35020
#10-9-30-0-002-011.000

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name MSB VALLEYDALE, LLC
 Mailing Address 2526 WEST MAIN STREET
DOTHAN, AL 36301-1226

Grantee's Name HOWARD E WHEELER
 Mailing Address CALEB R WHEELER
705 22ND STREET NORTH
BESSEMER, AL 35020

Property Address 2035 VALLEYDALE ROAD
PELHAM, AL 35244

Date of Sale 10/01/2024
 Total Purchase Price \$ 286,000.00
 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
☐ 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 10/1/24

Print GENE W. GRAY, JR.

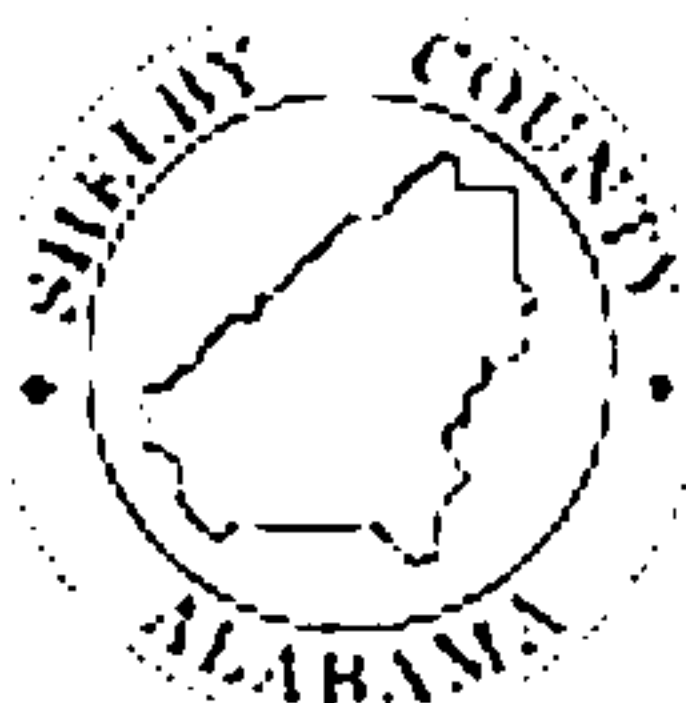
Unattested

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
 10/02/2024 10:22:13 AM
 \$314.00 BRITTANI
 20241002000308230

Allen S. Bayl