

This Instrument was Prepared by: Send Tax Notice To: Larry Pickett

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-24-30135

WARRANTY DEED

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of **Forty Eight Thousand Dollars and No Cents (\$48,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Patricia Wilson**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Larry Pickett**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2025 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Grantor herein is the surviving heir at law of Arthur Neely Sr, having died May 17, 1969 and Pearl Neely, having died November 26, 2000. Arthur Neely Sr and Pearl Neely had 2 sons, Arthur Neely Jr, who deceased leaving no spouse or children and William Neely, who is also deceased leaving no spouse or children.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 10th day of October, 2024.

Patricia Wilson
Patricia Wilson

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Patricia Wilson, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of October, 2024.

April Clark
Notary Public, State of Alabama

My Commission Expires: 8-19-28



EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

Beginning at the Southwest corner of the SW 1/4 of SW 1/4 of Section 36, Township 21 South, Range 1 West, and run along said forty acre line North 2 degrees 30 minutes West 457.4 feet; thence South 84 degrees 15 minutes West 665 feet; thence North 13 degrees 15 minutes West 410 feet; thence North 11 degrees 15 minutes West 443.6 feet; thence North 21 degrees 15 minutes West 9.2 feet to a starting point; thence North along the same line 50 feet to join the plot of land owned by Arthur and Pearl Neeley at the Southwest corner along the right of way of the Egg and Butter Road; thence East along the South line of Arthur and Pearl Neeley for 525 feet; thence North 207.4 feet along the East line of said lot; thence East 236.5 feet; thence South 257.4 feet; thence West 761.5 feet to the point of beginning.

Parcel 2:

That part of the SE 1/4 of the SE 1/4 of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of said Section 35; thence run North 02 degrees 50 minutes West along the East Section line 1067.4 feet to the point of beginning; thence continue last course 128.18 feet; thence turn left 94 degrees 08 minutes and run West 785.56 feet to a point on the East right of way line of Shelby County Highway #37, known as the Egg and Butter Road; thence turn left 97 degrees 20 minutes and run South along said right of way line 128.9 feet; and thence turn left 82 degrees 40 minutes and run East 759.87 feet to the point of beginning. According to the legal description of Amos Cory, R.L.S. #10550, based on survey of Dowell M. Ray, RLS #1719, dated May 14, 1979.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/10/2024 02:14:16 PM
\$76.00 BRITTANI
20241010000319160

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>Patricia Wilson</u>	Grantee's Name	<u>Larry Pickett</u>
Mailing Address	<u>PO Box 42</u> <u>Columbiana AL 35051</u>	Mailing Address	<u>115 Nelson Walker Rd</u> <u>Columbiana AL 35051</u>
Property Address	<u>0 Egg and Butter Road</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>October 10, 2024</u>
		Total Purchase Price	<u>\$48,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u></u> Bill of Sale	<u></u> Appraisal
<u>xx</u> Sales Contract	<u></u> Other
<u></u> 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 of 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 October 09, 2024

Print Patricia Wilson

Unattested

Sign *Patricia Wilson*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one