

This Instrument was Prepared by:

Send Tax Notice To: Ann McEwen Purdy

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

295 Chelsea Forest Rd
Columbiana, AL 35051

File No.: S-24-30215

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Ninety One Thousand Dollars and No Cents (\$91,000.00)**, 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, **Mitchell P Schencker**, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Ann McEwen Purdy**, (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.

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

\$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 20th day of November, 2024.

Mitchell P Schencker
Mitchell P Schencker

State of Alabama

County of Shelby

I, Michael T Atchison, a Notary Public in and for the said County in said State, hereby certify that Mitchell P Schencker, 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 20th day of November, 2024.

Michael T Atchison
Notary Public, State of Alabama

My Commission Expires: 8-19-28

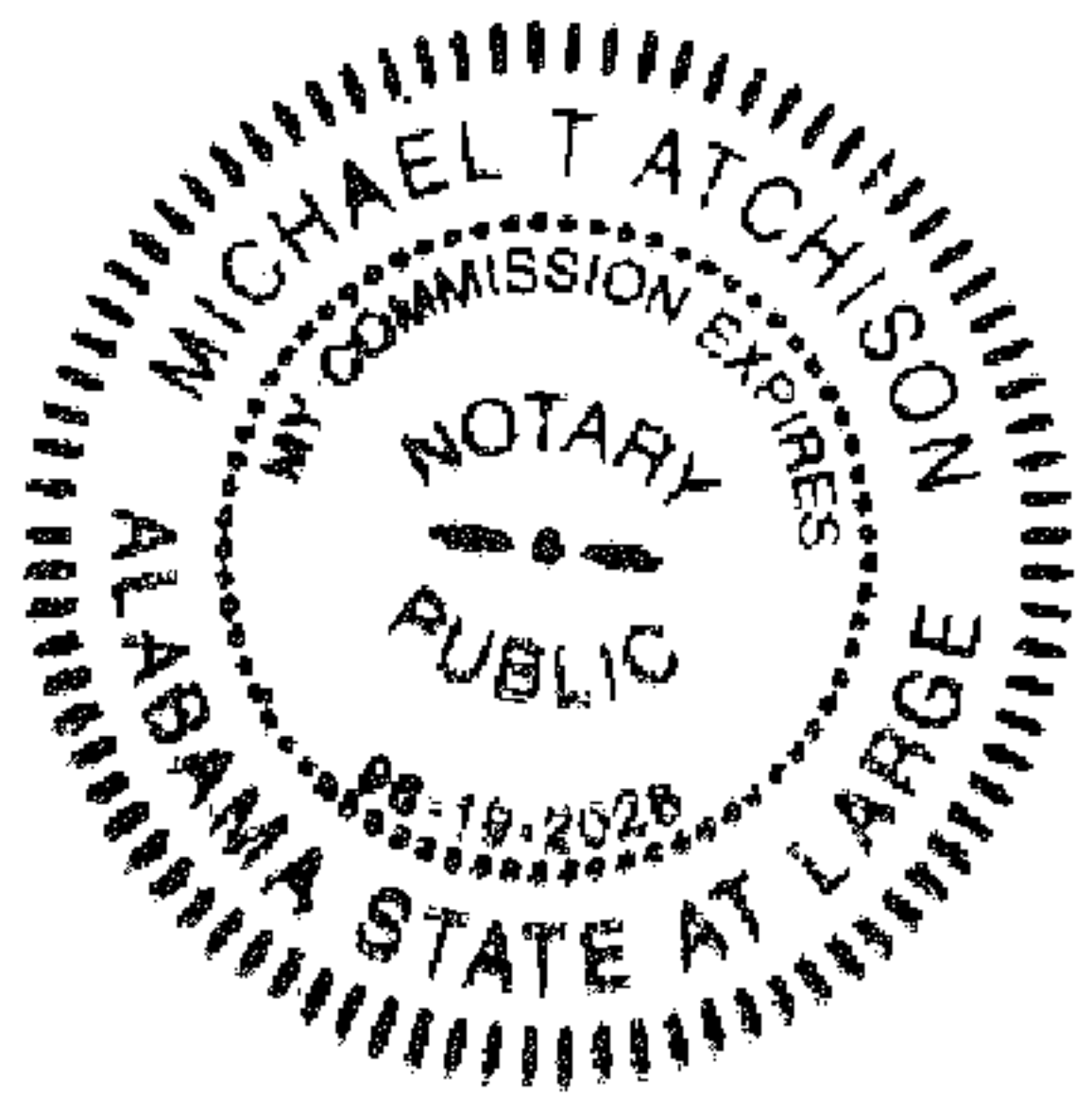


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 11, Township 20 South, Range 1 West; thence run Northerly along the West line thereof for 769.44 feet to the Point of Beginning; thence continue last described course for 478.95 feet; thence 92 degrees 09 minutes 33 seconds right run Easterly 76.34 feet to the Westerly right of way of Shelby County Highway #47 and a curve concaved Easterly (having a radius of 1187.27 feet and a central angle of 9 degrees 02 minutes 42 seconds); thence 62 degrees 59 minutes 22 seconds right to chord of said curve, run Southeasterly along said right of way and curve for 187.43 feet; thence continue along said right of way and tangent of said curve for 347.46 feet; thence 118 degrees 46 minutes 36 seconds right run Westerly 325.42 feet to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/20/2024 12:04:07 PM
 \$119.00 DANIEL
 20241120000360240

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>Mitchell P Schencker</u>	Grantee's Name	<u>Ann McEwen Purdy</u>
Mailing Address	<u>8446 Hwy 51</u> <u>Summit, AL 35147</u>	Mailing Address	<u>295 Chelsea Forest Rd</u> <u>Columbiang, AL 35051</u>
Property Address	<u>Chelsea, AL 35043</u>	Date of Sale	<u>November 20, 2024</u>
		Total Purchase Price	<u>\$91,000.00</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 November 18, 2024

Print Mitchell P Schencker

Unattested

Sign *[Signature]*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one