

File No: 2002105513  
Grantor's Loan No. 105564729

Prepared by: Thomas Granville McCroskey, Esq., Alabama Bar No. 0066C36T, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the Demised Premises transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the Demised Premises have been made by the preparer.

After Recording, Send to:  
ServiceLink, LLC  
1355 Cherrington Parkway  
Moon Township, PA 15108

Parcel Number: 207360002001001

### **GENERAL WARRANTY DEED**

**Clinton M. Dailey**, married, ("Grantor"), of 104 Paradise Point Dr, Columbiana, AL 35051, for and in consideration of \$1.00 (One Dollar and Zero Cents) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, grants and conveys with general warranty covenants to **Clinton M. Dailey** and **Angela Michelle Dailey**, husband and wife, for and during their joint lives, and upon the death of either of them, the remainder to the survivor in fee simple ("Grantee"), whose tax mailing address is 104 Paradise Point Dr, Columbiana, AL 35051, the following described real estate in Shelby County Alabama:

**THE SOUTH 160 FEET OF THE NORTH 500 FEET OF THE FOLLOWING DESCRIBED PROPERTY:**

**A 210 FOOT STRIP OF UNIFORM WIDTH LYING 60 FEET WEST AND PARALLEL TO THE EAST BOUNDARY OF THE NW 1/4 OF SW ¼ WHICH LIES SOUTH OF SHELBY COUNTY ROAD NO. 28, IN SECTION 36, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA. SOURCE OF TITLE: INSTRUMENT NO. 20211105000537530,**

**Property Address is: 104 Paradise Point Dr, Columbiana, AL 35051**

**Prior deed recorded at Deed Instrument No. 20211105000537530**



Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.



Executed by the undersigned on December, 7, 2024:

Clinton M. Dailey  
Clinton M. Dailey

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Clinton M. Dailey**, personally known to me or has produced Driver License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged before me on this date, that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 7th day of December 2024.

[Signature]  
Notary Public

ROBERT N. WEST  
Notary Public, Alabama State at Large  
My Commission Expires April 12, 2025



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

|                  |                                                |                         |                                               |
|------------------|------------------------------------------------|-------------------------|-----------------------------------------------|
| Grantor's Name   | Clinton M. Dailey                              | Grantee's Name          | Clinton M. Dailey and Angela Michelle Dailey  |
| Mailing Address  | 104 Paradise Point Dr<br>Columbiana, AL 35051  | Mailing Address         | 104 Paradise Point Dr<br>Columbiana, AL 35051 |
| Property Address | 104 Paradise Point Dr,<br>Columbiana, AL 35051 | Date of Sale            |                                               |
|                  |                                                | Total Purchase Price    | 1.00                                          |
|                  |                                                | or                      |                                               |
|                  |                                                | Actual Value            | \$                                            |
|                  |                                                | or                      |                                               |
|                  |                                                | Assessor's Market Value | \$180,180.00                                  |

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)

|                                            |                                                                               |
|--------------------------------------------|-------------------------------------------------------------------------------|
| <input type="checkbox"/> Bill of Sale      | <input type="checkbox"/> Appraisal                                            |
| <input type="checkbox"/> Sales Contract    | <input checked="" type="checkbox"/> Other: Deed tax based on 1/2 market value |
| <input type="checkbox"/> Closing Statement | 1/2 market value being \$90,090.00                                            |

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.

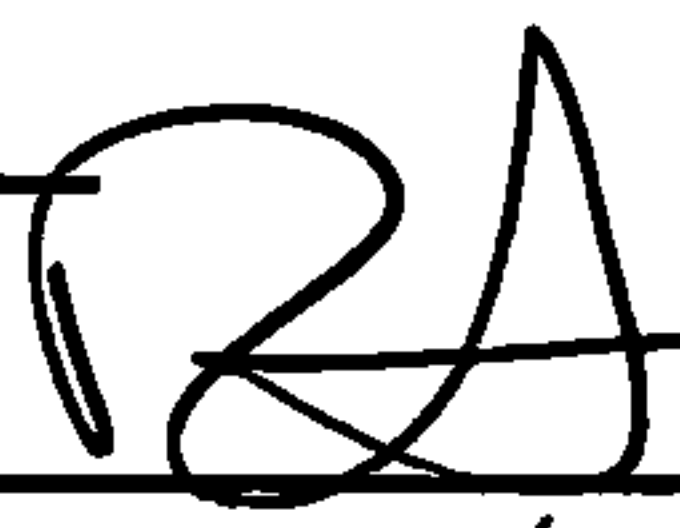
Date of Sale - the date on which interest to the property was conveyed.

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       | 12/7/24                                                                             | Print | Clinton M Dailey                                                                      |
| 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  
12/12/2024 03:03:38 PM  
\$121.50 JOANN  
20241212000381850

*Allen S. Bayl*