



20250102000000850 1/3 \$226.50
 Shelby Cnty Judge of Probate, AL
 01/02/2025 11:21:01 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:
 Hayes D. Brown
 Attorney at Law
 P.O. Box 530243
 Birmingham, Alabama 35253

SEND TAX NOTICE TO:
 Thomas O. Wright, Trustee
 P.O. Box 651
 Okracoke, NC 27960

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned grantors, **Thomas O. Wright, a married man**, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **The Thomas O. Wright and Ellen K. Wright Trust** (herein referred to as GRANTEE), the following described property located in Shelby County, Alabama:

Commence at the SE corner of the NE ¼ of the NE ¼ of Section 1, Township 21 South, Range 5 West; thence run West along the south line thereof for 30.0 feet to the Point of Beginning; thence 89°26'33" right run Northerly parallel with the east line of said ¼ - ¼ section for 1021.94 feet to the southerly R/W of Shades Crest Road; thence 104°56'53" left run southwesterly along said R/W for 240.11 feet; thence 2°55'17" right continue along said R/W for 195.74 feet; thence 4°05'43" left run along said R/W for 387.08 feet; thence 73°39'25" left run Southerly 953.97 feet to an iron pipe; thence 89°38'34" left run Easterly 799.0 feet to a point 30 feet west of the east line of the SE ¼ of the NE ¼ of said section; thence 90°34'41" left run Northerly 150.29 feet to the Point of Beginning.

Subject to: Transmission line permits to Alabama Power Company as shown by instruments recorded in Deed 138 Page 381 and Deed 138 Page 380 in the Probate Office of Shelby County;
 : Title to all minerals within and underlying the premises together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 121 Page 294 and Deed 235 Page 552 in the Probate Office of Shelby County;
 : *ad valorem* taxes for the year 2024 and subsequent years.

No title opinion is given by the preparer.

Grantor releases, remises and quitclaims any mineral and mining rights but makes no warranty thereto.

LESS AND EXCEPT: any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand and gravel in, on

Shelby County, AL 01/02/2025
 State of Alabama
 Deed Tax: \$198.50



2025010200000850 2/3 \$226.50
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and under the Land.

Grantor affirms the real estate conveyed hereby is not the homestead of the Grantor.

No title opinion is given by the preparer.

And said GRANTOR does for himself, his heirs, executors, successors and assigns, covenant with said GRANTEE, its successors and assigns, that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his heirs, executors, successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD Unto the said GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, we have hereunto set my hand and seal this 10 day of December 2024.

WITNESS

Thomas O. Wright
Thomas O. Wright

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, HAYES D. BROWN, a Notary Public in and for said County in said State, hereby certify that Thomas O. Wright, a married man whose name, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

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

HAYES D. BROWN
NOTARY PUBLIC
My Commission Expires: 4/25/25

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

| | | | |
|------------------|---|-------------------------|--|
| Grantor's Name | Thomas O. Wright | Grantee's Name | Thomas O. Wright and Ellen K. Wright Trust |
| Mailing Address | P.O. Box 651 Ocracoke NC 27960 | Mailing Address | P.O. Box 651 Ocracoke NC 27960 |
| Property Address | Metes and Bounds in NE 1/4 of NE 1/4 Section 1 T21S, R5W, Shelby Co. AL | Date of Sale | 12-10-24 |
| | | Total Purchase Price | \$ |
| | | or | |
| | | Actual Value | \$ |
| | | or | |
| | | Assessor's Market Value | \$ 198,420 |

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 type="checkbox"/> Other <u>Tax assessor valuation</u> |
| <input type="checkbox"/> 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 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 10/12, 2024
Unattested

(verified by)

Print: Thomas O. Wright
Sign: Thomas O. Wright
Grantor/Grantee/Owner/Agent (circle one)

