

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.**

*This instrument was prepared by:*  
**Mike T. Atchison**  
Attorney At Law, Inc.  
P O Box 822  
Columbiana, AL 35051

*Send Tax Notice to:*  
**Clifford T. Gregg**  
164 Albright Farm Road  
Montevallo AL 35115

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED FORTY FOUR THOUSAND SEVENTY FIVE DOLLARS AND ZERO CENTS (\$144,075.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Helmstadter – Moffit Trust** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Clifford T. Gregg** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

*See Attached Exhibit "A" for Legal Description.*

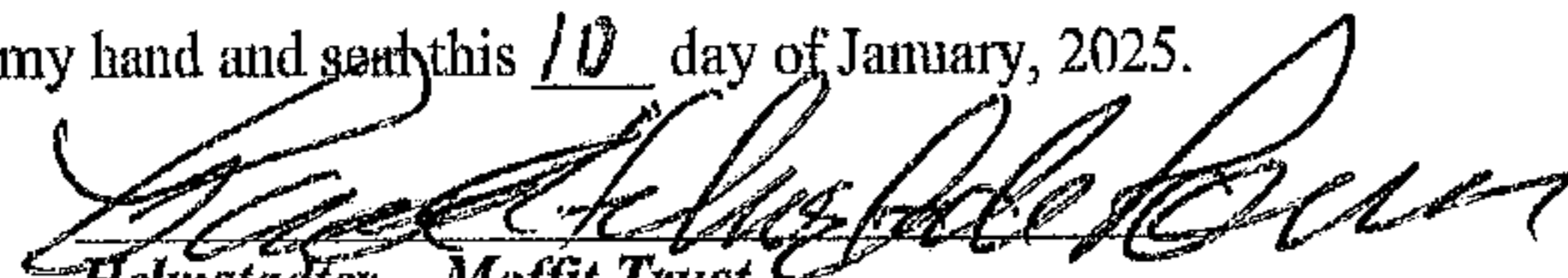
**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2025.
2. Easements, restrictions, rights of way, and permits of record.

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

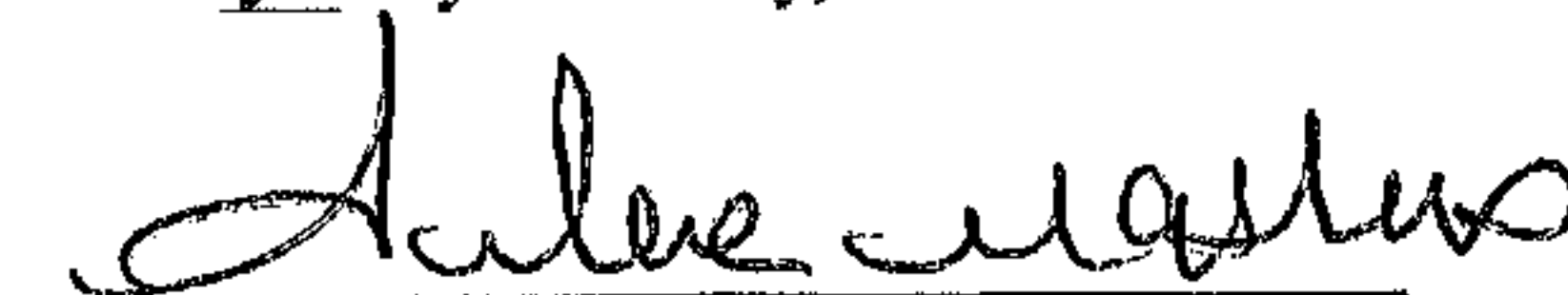
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 10 day of January, 2025.

  
Helmstadter – Moffit Trust  
By: Pamela Helmstadter Power, Trustee

**STATE OF Florida)**  
**COUNTY OF Marion)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Pamela Helmstadter Power as Trustee of Helmstadter – Moffit Trust**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of January, 2025.

  
Notary Public  
My Commission Expires: 03/03/2026

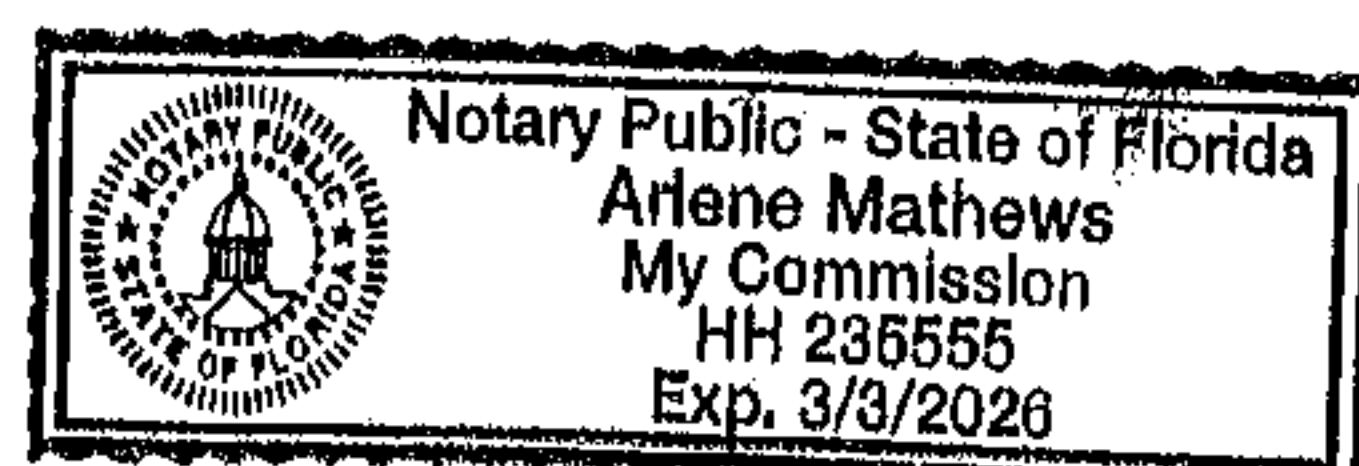


Exhibit "A"- Legal Description

Commence at the S.W. corner of the S.W.  $\frac{1}{4}$ , of the S.W.  $\frac{1}{4}$ , Section 31, Township 21 South, Range 2 West, said point being the point of beginning; thence run north  $4^{\circ}42'58''$  west and along the quarter ( $\frac{1}{4}$ ) line of said quarter ( $\frac{1}{4}$ ) for a distance of 1091.51 feet to an iron pin; thence run north  $88^{\circ}30'44''$  east for a distance of 616.64' feet to an iron pin; thence run south  $5^{\circ}20'26''$  east for a distance of 150.0' feet to an iron pin, said point being the centerline of a 60.0' easement; thence continue along the last described course and along the centerline of said easement for a distance of 1371.75' feet to a iron pin; thence run south  $89^{\circ}24'00''$  west and leaving said easement for a distance of 374.68' feet; thence run north  $4^{\circ}50'04''$  west for a distance of 419.44' feet to an iron pin; thence run south  $89^{\circ}24'00''$  west for a distance of 260.0' feet to the point of beginning. Containing 19.21 acres more or less and denoted as PARCEL 3 according to the survey dated November 21, 1991, of James R. Boatright, Sr., Register Land Surveyor, #17826, a copy of which is attached hereto as PAGES FIVE through TEN, which is a portion of the land as shown in that certain deed executed on July 7, 1950, and filed on December 26, 1950, and duly recorded at DEED BOOK 143, PAGE 313, and in that certain Deed of Distribution executed on March 28, 1988, and filed on September 1, 1988, and duly recorded at BOOK 202, PAGE 452, in the Office of the Probate Judge of Shelby County, Alabama.

Poor Quality



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/21/2025 01:10:00 PM  
 \$172.50 PAYGE  
 20250121000020160

Alicia S. Bayl

## Real Estate Sales Validation Form

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

Grantor's Name  
 Mailing Address

Helmstetter-Weft Trust  
 7909 NW 150th Ave  
 Marietta, GA  
 30068

Grantee's Name  
 Mailing Address

Clifford T. Gregg  
 1104 AIRMAID Farm Rd  
 Milledgeville, GA  
 30651

Property Address

Average  
 \_\_\_\_\_  
 \_\_\_\_\_

Date of Sale

1-10-25

Total Purchase Price \$

144,075.00

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 1-18-25

Print

Michele T. Peterson

Sign

Michele T. Peterson

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1