

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, JIMMY GLYNN LAWLEY AS PERSONAL REPRESENTATIVE OF THE ESTATE OF NANCY CAROL LAWLEY AND JIMMY GLYNN LAWLEY INDIVIDUALLY, a single person, homestead AND Stacy Bearden, married not homestead AND Melanie Lawley, a single person, not homestead, AND Rhonda Stagner, married, not homestead AND Jimmy Lawley, Jr., a single person, not homestead, the undersigned Grantors, do grant, bargain, sell and convey my interest to Jimmy Glynn Lawley the Grantee in and to the following described real property, situated in SHELBY COUNTY, ALABAMA, viz:

505 Scott Road

More particularly described on Exhibit A.

Subject existing covenants and restrictions, easements, building lines and limitations of record.

This deed prepared without benefit of title examination or survey and was prepared

from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantee, their successors and assigns in fee simple, forever.

And I do, for myself and my heirs, executors and administrators, covenant with the said Grantee, their successors and assigns, that I am lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, their successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this

8/6/24

Jimmy Glynn Lawley (SEAL)
Jimmy Glynn Lawley individually and as Personal
Representative of the Estate of Nancy Carol Lawley

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **Jimmy Glynn Lawley individually and as personal representative of the Estate of Nancy Carol Lawley, with full authority and in said capacity, a single person**, signed to the foregoing conveyance and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this

Notary Public

[Signature]

Stacy Bearden (SEAL)
Stacy Bearden

STATE OF ALABAMA

COUNTY OF SHELBY

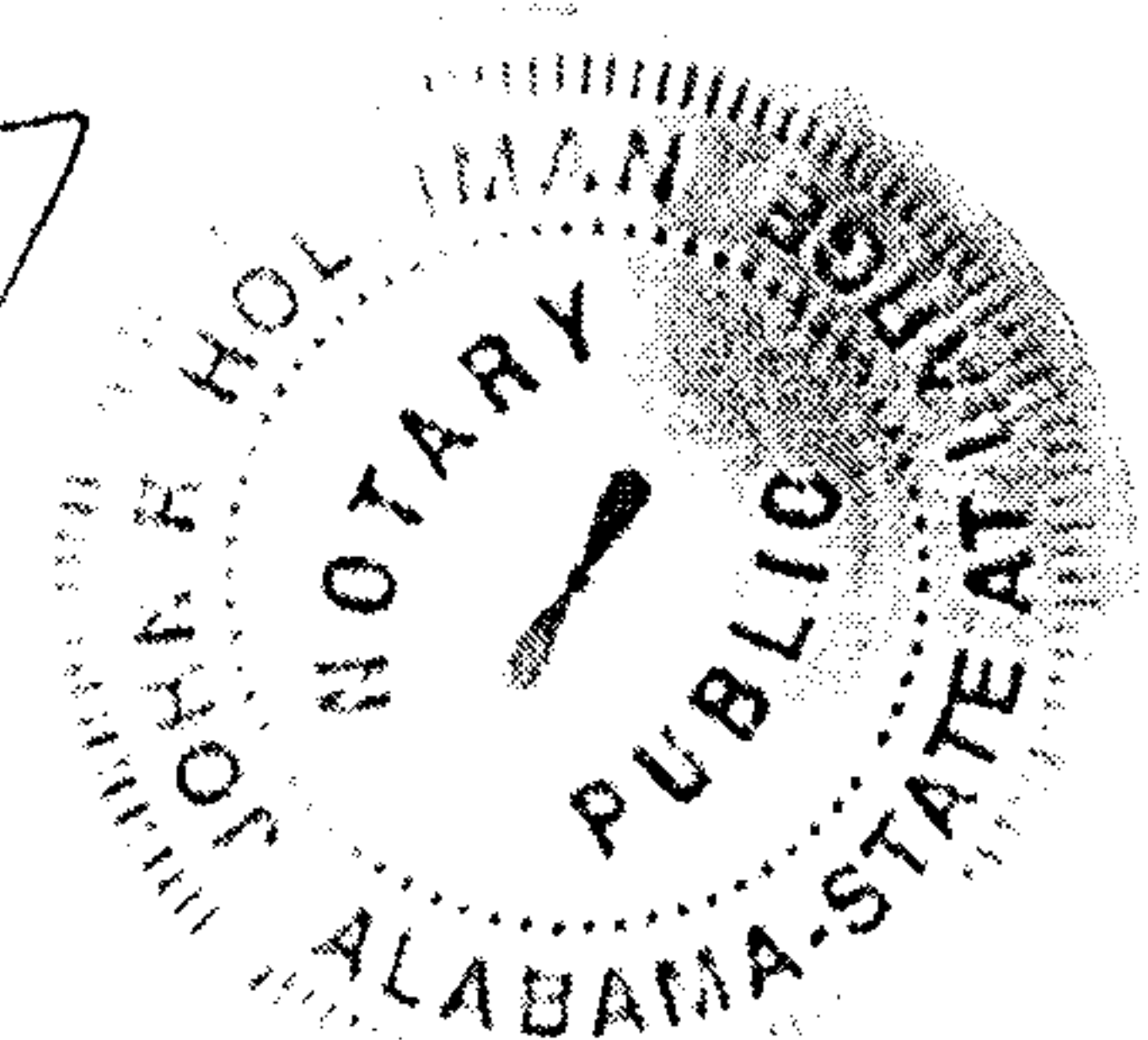
I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **Stacey Bearden**, signed to the foregoing conveyance and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 8-6-24.

[Signature]
Notary Public

117 COMM XPIRES:

8/18/27



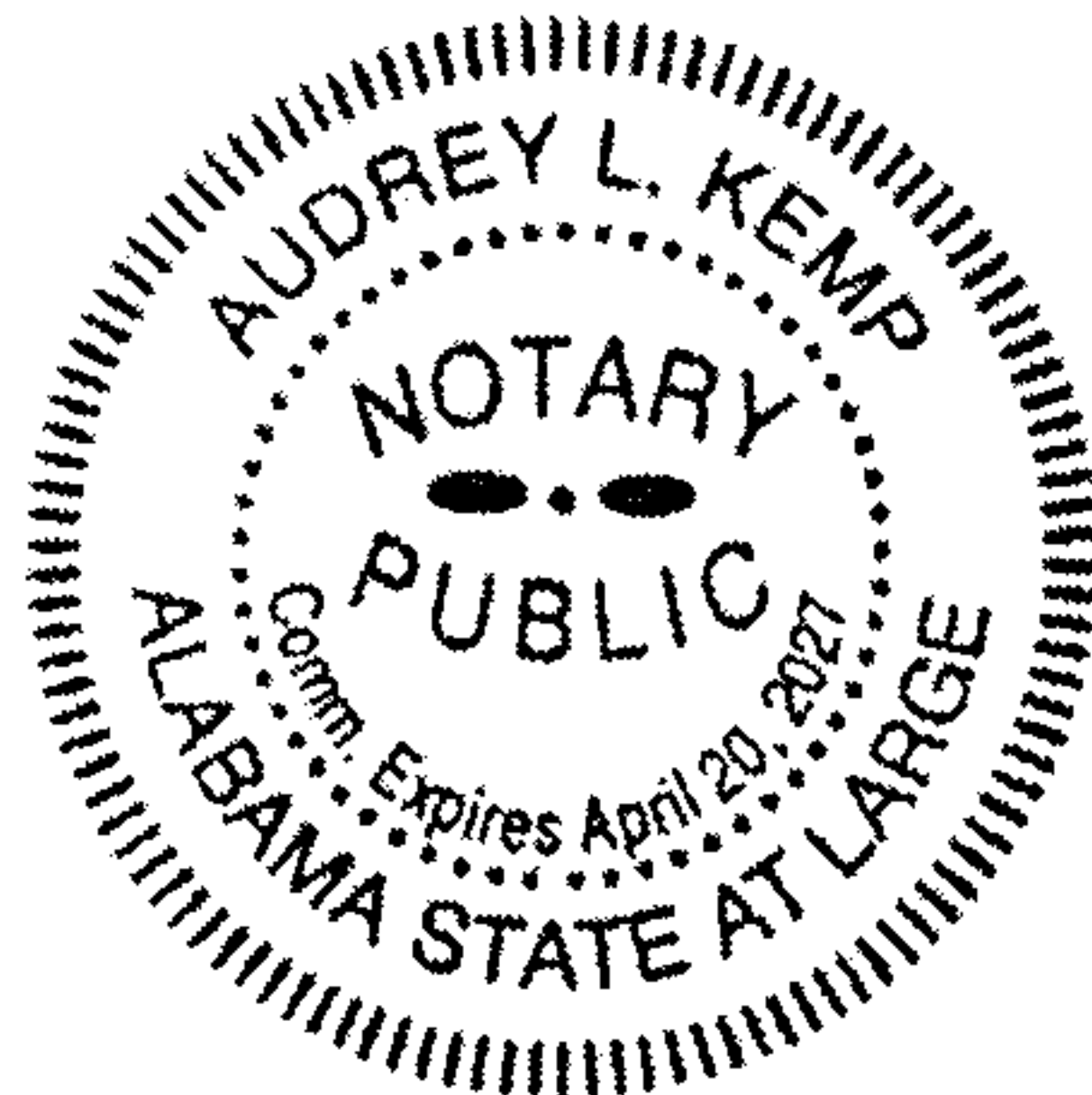
Melanie Lawley (SEAL)
Melanie Lawley

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **Melanie Lawley**, signed to the foregoing conveyance and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 8/8/2024.

Audrey Lane Kemp
Notary Public



Rhonda Stagner (SEAL)
Rhonda Stagner

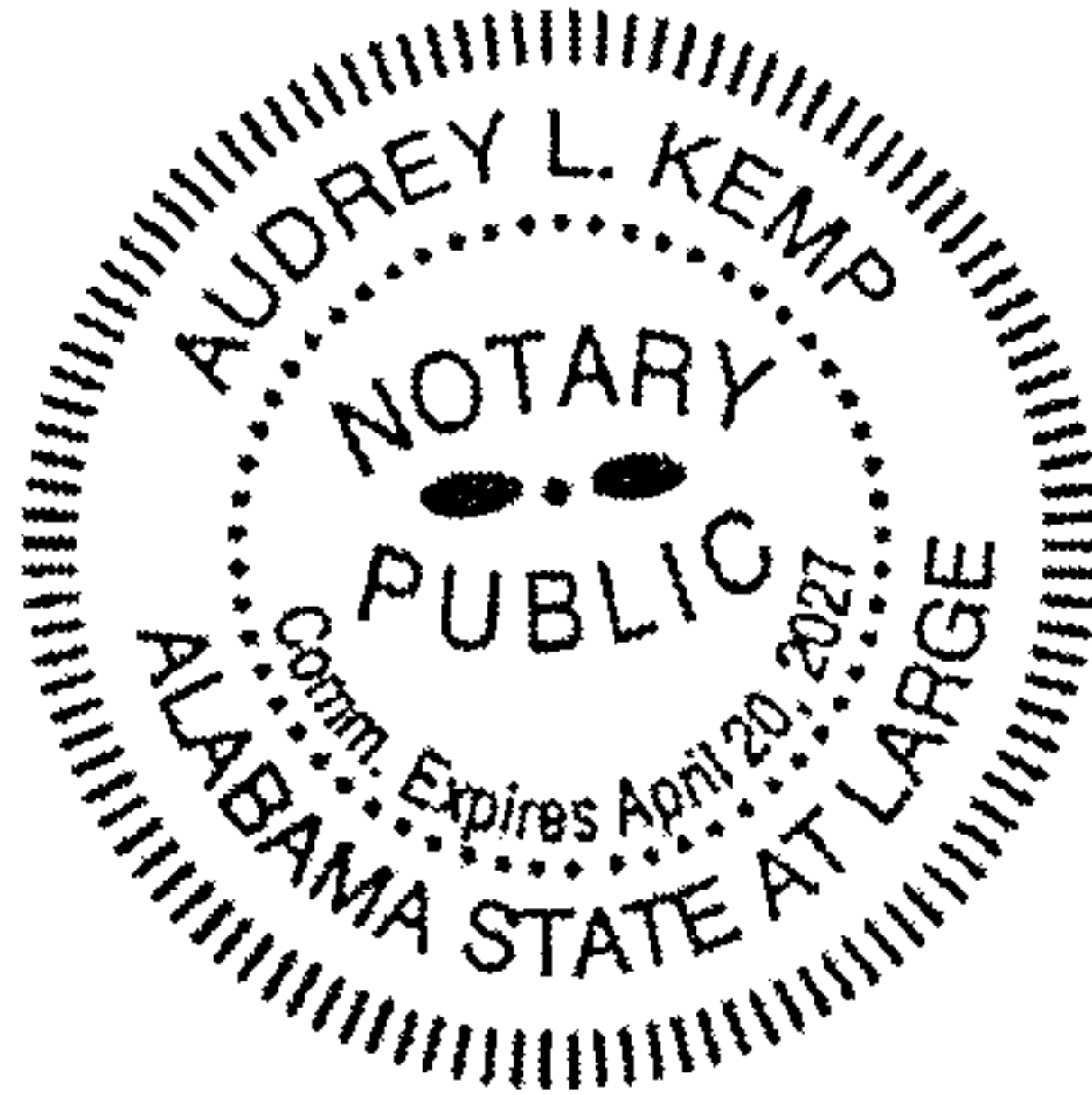
STATE OF Alabama

COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **Rhonda Stagner**, signed to the foregoing conveyance and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 8/8/2024.

Audrey L. Kemp
Notary Public



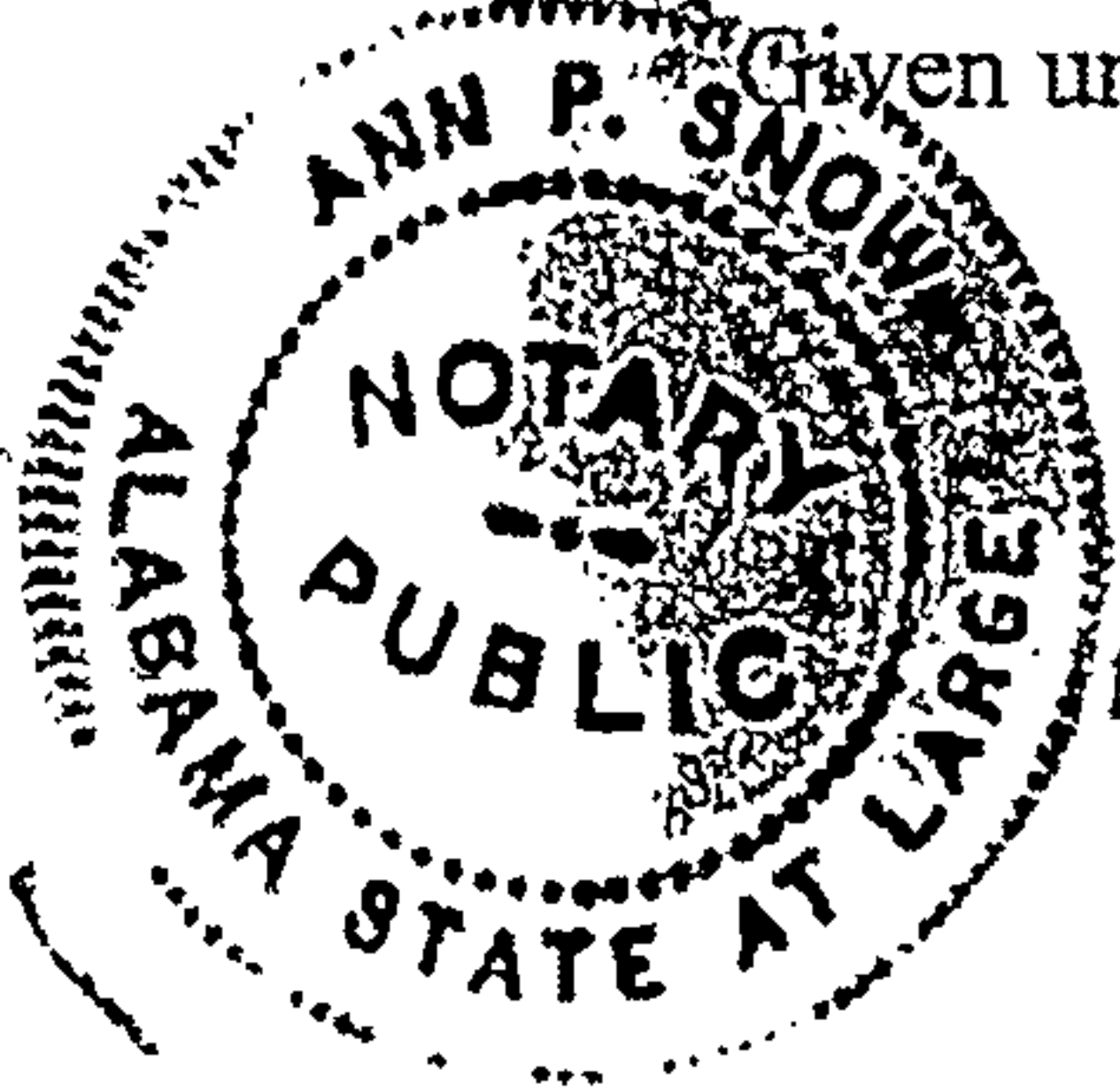
Jimmy Lawley, Jr. (SEAL)

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **Jimmy Lawley, Jr.** signed to the foregoing conveyance and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 9-2-2024

Ann P. Snow
Notary Public



This Instrument was Prepared By:
John Holliman, Esq.
2491 Pelham Pkwy
Pelham, AL 35124

Grantees Address to Send Tax Notice:
3980 HWY 22
Montevallo, AL 35115

Exhibit A:

A tract of land lying in the Northwest Quarter of the Southwest Quarter of Section 5, Township 22 South, Range 3 West, also being on the West side of McHenry Creek and the East side of an Old Field Road more particularly described as follows: Begin at Southwest corner of Section 5, Township 22 South, Range 3 West; thence run West along the South line of Section 6, Township 22 South, Range 3 West 661.0 feet to a point; thence turn an azimuth of 359 degrees 54 minutes North 1017.48 feet; thence turn an azimuth of 67 degrees 22 minutes Northeasterly along the Northerly line of Bogg's property 1150.09 feet to the Easterly right of way of an Old Field Road, said point on said right of way being the point of beginning of Parcel "B"; thence proceed Northeasterly along the previous course 371.66 feet to a point that is 15 feet West of said McHenry Creek; thence turn an azimuth of 299 degrees 31 minutes Northwesterly along said McHenry Creek 436.3 feet to the Southeastern corner of Mr. Paul Callahan's property; thence turn an azimuth of 247 degrees 48 minutes Southwesterly along the said Southerly line of said Callahan property 219.0 feet to the said Easterly right of way of said Old Field Road; thence turn an azimuth of 165 degrees 35 minutes Southeasterly along said right of way 65.0 feet; thence turn an azimuth of 135 degrees 28 minutes Southeasterly along said right of way 245.0 feet; thence turn an azimuth of 126 degrees 18 minutes Southeasterly along said right of way 63.8 feet to the point of beginning.

Subject to: (1) current and subsequent year taxes, (2) easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights, if any.

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

Grantor's Name Jimmy Lawley, personal rep of the estate
 Mailing Address of Nancy Lawley, Jimmy Lawley, Stacy Bearden,
Melanie Lawley, Rhonda Stagner, Jimmy Lawley jr
3980 Hwy 22, Montevallo AL 35115

Grantee's Name Jimmy Glynn Lawley
 Mailing Address 3980 Hwy 22
Montevallo, AL 35115

Property Address 505 Scott Road
Montevallo, AL 35115

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 41,900

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 ☒ Appraisal
☐ Sales Contract ☐ Other
☐ 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. *Ann S. Bayl*

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 9/18/2024

Print Shannon Brubaker

☐ Unattested

(verified by)

Sign

Shannon Brubaker

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1