

THIS INSTRUMENT PREPARED BY:

**J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045**

WARRANTY DEED

SEND TAX NOTICES TO:

2211 Shiver Dr.
Bessemer, AL 35022

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of Seventy-Five Thousand and 00/100 (\$75,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), DELISA N. DOROUGH, a married person, in hand paid by the GRANTEE(S), KEVIN BOS, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) my interest in the following described real estate situated in Shelby County, Alabama, to wit:

ALL THAT CERTAIN PROPERTY SITUATED IN THE CITY OF COLUMBIANA, IN THE COUNTY OF SHELBY AND STATE OF ALABAMA AND BEING DESCRIBED IN A DEED DATED 03/19/1986 AND RECORDED 03/26/1986 IN BOOK 064, PAGE 667 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE AND REFERENCED AS FOLLOWS: THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT: ALSO DESCRIBED AS: A LOT IN THE N1/2 OF NW1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 1 WEST MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE NW1/4 OF NW1/4 OF SECTION 36, TOWNSHIP 21, RANGE 1 WEST AND RUN ALONG THE SOUTH LINE OF SAID FORTY, NORTH 84 DEG. 40 MINUTES EAST 1029.9 FEET; THENCE RUN NORTH 4 DEG. 20 MINUTES WEST A DISTANCE OF 742.8 FEET TO THE SOUTH MARGIN OF A DIRT ROAD RUNNING EAST FROM THE COLUMBIANA-SHELBY PAVED ROAD; THENCE ALONG THE SOUTH MARGIN OF SAID DIRT ROAD SOUTH 85 DEG. 10 MINUTES WEST A DISTANCE OF 612.0 FEET TO THE POINT OF BEGINNING OF THE LOT HEREIN DESCRIBED; THENCE RUN SOUTH 4 DEG. 20 MINUTES EAST A DISTANCE OF 200.0 FEET; THENCE RUN NORTH 85

DEG. 10 MINUTES EAST A DISTANCE OF 102.0 FEET; THENCE RUN NORTH 4 DEG, 20 MINUTES WEST A DISTANCE OF 200 FEET TO THE SOUTH MARGIN OF SAID DIRT ROAD; THENCE ALONG THE SOUTH MARGIN OF SAID ROAD SOUTH 85 DEG. 10 MINUTES WEST A DISTANCE OF 102.0 FEET TO THE POINT OF BEGINNING, SUBJECT TO ROAD RIGHTS OF WAY, TRANSMISSION LINE PERMITS AND EASEMENTS OF RECORD

Prior Deed Reference: Instrument No. 20190614000210750

Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

TO HAVE AND TO HOLD to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

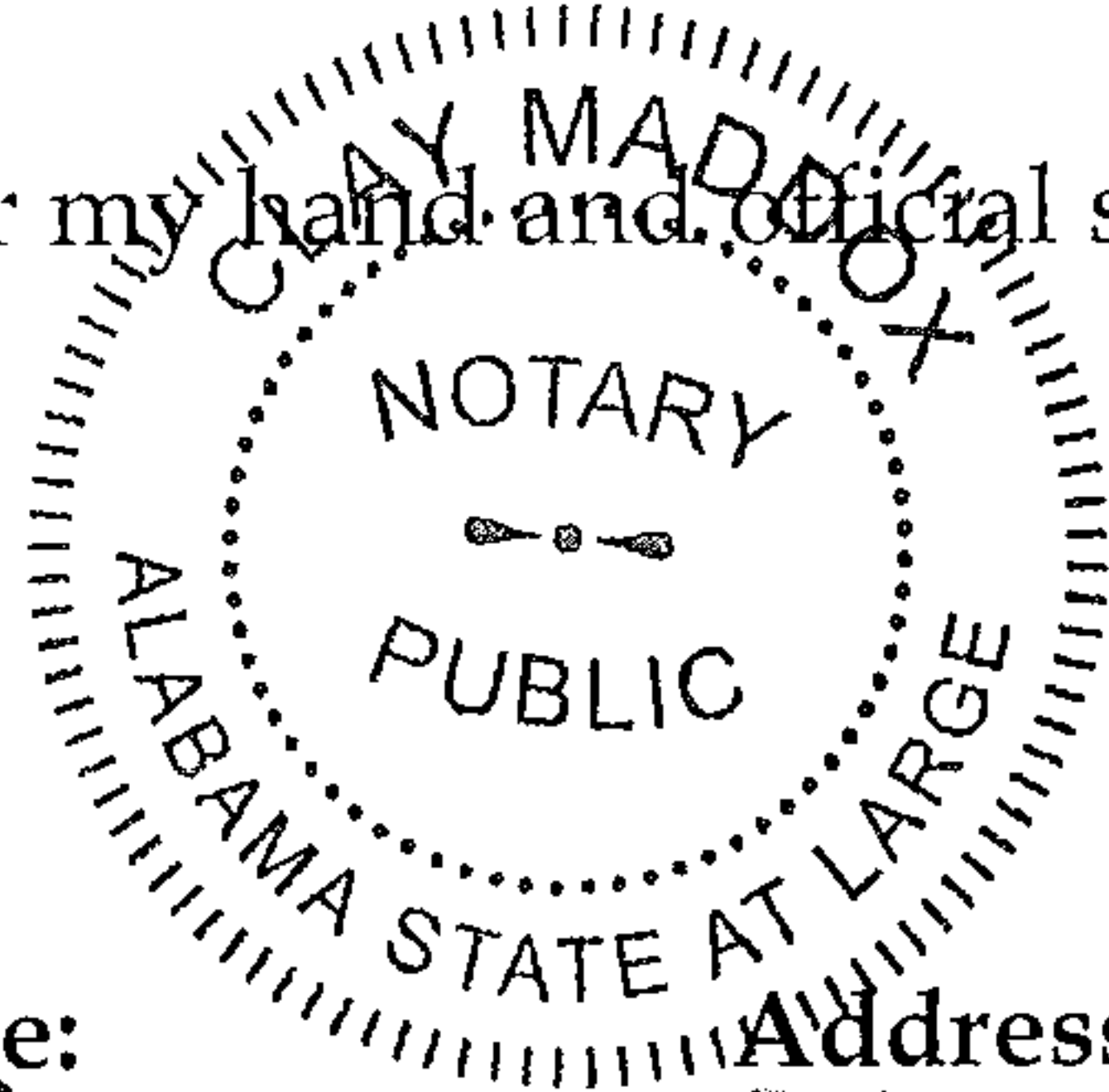
IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 27th day of January, 2025.


DELISA N. DOROUGH

STATE OF ALABAMA)
)
 COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **DELISA N. DOROUGH** 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of January, 2025.



NOTARY PUBLIC

My Commission Expires:

4-25-27

Address of Grantee:

2211 Shiver Dr.
 Bessemer, AL 36022

Address of Grantor:

210 Goodwin St
 Columbiana, AL
 35051

Property Address:

117 Mooney Road
 Columbiana, AL 35051

Real Value: \$75,000.00

STATE OF Alabama
COUNTY OF Shelby

AFFIDAVIT OF HEIRSHIP

Personally appeared before me, the undersigned authority, Lisa Hanner Delisa N. Dorrough who being first duly sworn, deposes and states on oath as follows:

1. To the best of my knowledge, Sandra L. Waldrop ("Decedent") (insert name of decedent) owned an interest in that certain real property more particularly described in Exhibit A attached hereto (the "Property").

2. I live at (insert address of affiant's residence) 8425 Hwy 43, 35143 Shelby, AL I am personally familiar with the family and marital history of the Decedent, and I have personal knowledge of the facts stated in this affidavit, due to having the following relationship to the decedent: Friend

3. I knew decedent from (insert date) Sept. 2000 until (insert date) Nov 1, 2012. Decedent was born on (insert date of birth) 10-24-46 and died on (insert date of death) Nov 1, 2012. Decedent's place of death was (insert place of death) Columbiana, AL. At the time of decedent's death, decedent's residence was (insert address of decedent's residence) 117 Mooney Rd. Columbiana

4. Decedent's marital history was as follows (insert marital history and, if decedent's spouse is deceased, insert date and place of spouse's death): Widowed Aug. 1, 2001

5. Decedent had the following children (insert name, birth date, name of other parent, and current address of child or date of death of child and descendants of the deceased child, as applicable, for each child): Michael Wayne Waldrop 6-16-64 - Franklin M. Waldrop 8-22-66 Shannon Mooney Stewart 8-31-23 death Delisa N. Dorrough 6-16-64 Franklin M. Waldrop 250 Goodwin St Columbiana

6. Decedent did not have or adopt any other children and did not take any other children into decedent's home or raise any other children, except (insert name of child or names of children, or state "none"): None.

7. (Include if the decedent was not survived by descendants.) Decedent's mother was (insert name, birth date, and current address or date of death of the mother, as applicable): _____.

8. (Include if the decedent was not survived by descendants.) Decedent's father was (insert name, birth date, and current address or date of death of the father, as applicable): _____.

9. (Include if the decedent was not survived by descendants.) Decedent had the following siblings (insert name, birth date, and current address or date of death of each sibling and parents of each sibling and descendants of each deceased sibling, as applicable, or state "none"): _____.

10. (Optional) The following persons have knowledge regarding the decedent, the identity of decedent's children, if any, parents, or siblings, if any (insert names and contact information of persons with knowledge, or state "none"): _____.

11. Decedent died ☒ without leaving a written will, ☐ with a will.
12. The decedent's estate ☒ has been administered, ☐ has not been administered.
13. Decedent left no debts that are unpaid, except (insert list of debts, or state "none" or "unknown"): none.
14. There are no unpaid estate or inheritance taxes, except (insert list of unpaid taxes, or state "none"):
none
15. (Optional) The following were the heirs of decedent (insert names of heirs):
Michael Wayne Waldrop, Delisa N. Dorough, Shannon Mooney Stewart

Delisa Dorough
 _____, Affiant

Subscribed, sworn to (or affirmed) and acknowledged before me on Jan 24,
 20 25, by Angela C. Beasley

(Notary Stamp)

Angela C Beasley
Notary Public
 My Commission Expires: 07/20/2027

CORROBORATING AFFIDAVIT

Lisa Hanner being of lawful age and first duly sworn, under oath states that the information given in the above and foregoing affidavit, made by Delisa Dorough is true, to the personal knowledge of this affiant.

Lisa Hanner
 _____, Affiant

STATE OF Alabama
 COUNTY OF Shelby

Subscribed, sworn to (or affirmed) and acknowledged before me on Jan 24,
 20 25, by Angela C. Beasley

(Notary Stamp)

Angela C Beasley
Notary Public
 My Commission Expires: 07/20/2027

**State
File
Number**

101 2023-40591

ANY ALTERATIONS VOID THIS DOCUMENT

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ADPH HS E2/REV 01-21

October 2, 2023

Montgomery, Alabama. 2023-439-608-1
Nicole H. Rushing
 Nicole Henderson Rushing
 State Registrar of Vital Statistics

ALABAMA
Center for Health Statistics
ALABAMA CERTIFICATE OF DEATH

State
File
Number**101 2012-40603**

1. DECEASED LEGAL NAME Sandra Faye Waldrop				2. DATE AND TIME OF DEATH Nov 1, 2012 2044	
3. ALIAS NAME(IF ANY) None Given				4. DATE AND TIME PRONOUNCED DEAD	
5. COUNTY OF DEATH Shelby		6. CITY, TOWN OR LOCATION OF DEATH AND ZIP Columbiana, 35051		7. PLACE OF DEATH 210 Goodwin Street	
8. HISPANIC ORIGIN No		9. RACE White		10. SEX Female	
11. SERVED IN ARMED FORCES No		12. AGE 66		13. DATE OF BIRTH Oct 24, 1946	
14. STATE OF BIRTH Alabama		15. SOCIAL SECURITY NUMBER [REDACTED]		16. MARITAL STATUS Widowed	
17. SURVIVING SPOUSE		18. RESIDENCE STATE Alabama		19. RESIDENCE COUNTY Shelby	
20. CITY, TOWN OR LOCATION AND ZIP Columbiana, 35051		21. STREET ADDRESS 117 Mooney Road		22. INFORMANT NAME, RELATIONSHIP AND ADDRESS Nicki Dorough, Relationship: Daughter 210 Goodwin Street Columbiana, Alabama 35051	
23. OCCUPATION Homemaker		24. BUSINESS OR INDUSTRY Own Home		25. FATHER'S NAME Alton Long	
26. MOTHER'S MAIDEN NAME Annie Jewel Foster		27. DISPOSITION OF BODY Burial		28. DATE OF DISPOSITION Nov 3, 2012	
29. CEMETERY OR CREMATORY Pinelawn Gardens		30. LOCATION Columbiana, Alabama		31. FUNERAL HOME NAME AND ADDRESS Bolton Funeral Home, 207 Highway 47 South, Columbiana, AL 35051	
32. LICENSE NUMBER		33. FUNERAL DIRECTOR Bobby L Emerson		34. LICENSE NUMBER 24355	
35. DATE SIGNED Nov 2, 2012		36. MEDICAL CERTIFICATION: ☒ CERTIFYING PHYSICIAN ☐ MEDICAL EXAMINER ☐ CORONER		37. NAME Sara Rahman MD	
38. LICENSE NUMBER 24355		39. DATE SIGNED Nov 26, 2012		40. ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH 2153 Riverchase Office Rd, Birmingham, Alabama 35244	
41. REGISTRAR Catherine Molchan Donald		42. DATE FILED Nov 27, 2012		43. PART I. DISEASES, INJURIES OR COMPLICATIONS THAT CAUSED DEATH IMMEDIATE CAUSE A. Coronary Artery Heart Disease DUE TO (OR AS A CONSEQUENCE OF): UNDERLYING CAUSE B. DUE TO (OR AS A CONSEQUENCE OF): C. DUE TO (OR AS A CONSEQUENCE OF): D. DUE TO (OR AS A CONSEQUENCE OF):	
44. PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH		45. MANNER OF DEATH Natural Cause		46. PREGNANCY IN LAST 42 DAYS No	
47. AUTOPSY No		48. FINDINGS CONSIDERED		49. DATE AND TIME OF INJURY	
50. HOW INJURY OCCURRED		51. INJURY AT WORK		52. PLACE OF INJURY	
53. LOCATION OF INJURY		54. DATE OF DEATH		55. TIME OF DEATH	

CAUSE OF DEATH

43. PART I. DISEASES, INJURIES OR COMPLICATIONS THAT CAUSED DEATH IMMEDIATE CAUSE A. Coronary Artery Heart Disease DUE TO (OR AS A CONSEQUENCE OF): UNDERLYING CAUSE B. DUE TO (OR AS A CONSEQUENCE OF): C. DUE TO (OR AS A CONSEQUENCE OF): D. DUE TO (OR AS A CONSEQUENCE OF):				INTERVAL Unknown	
				Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 01/28/2025 03:28:36 PM \$115.00 JOANN 20250128000026830	
				Allie S. Beal	
44. PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH		45. MANNER OF DEATH Natural Cause		46. PREGNANCY IN LAST 42 DAYS No	
47. AUTOPSY No		48. FINDINGS CONSIDERED		49. DATE AND TIME OF INJURY	
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53. LOCATION OF INJURY		54. DATE OF DEATH		55. TIME OF DEATH	

ADPH HS E2/REV 07-10

This is an official certified copy of the original record filed in the Center of Health Statistics, Alabama Department of Public Health, Montgomery, Alabama. 2012-442-370-4

November 28, 2012


Catherine Molchan Donald
State Registrar of Vital Statistics