20250128000026830 01/28/2025 03:28:36 PM DEEDS 1/7

ZHIS	INSTR	HMENT	PREPA	RED BY:
	1110117			TUDDI.

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

WARRANTY DEED

		SEND TAX NOTICES TO:
		2211 Shiver Dr.
		Ressense 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 MACCCC 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 MORE PARTICULARLY DESCRIBED AS FOLLOWS: WEST 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

NOTARY PUBLIC

NOTARY PUBLIC

My Commission Expires:

Y-25-27

Address of Grantee:

Property Address:

117 Mooney Road

Columbiana, AL 35051

Real Value: \$75,000.00

STATE OF Alaman COUNTY OF Shelber	
(/ AEEIDAVIT OE HEIDSHID	
Personally appeared before me, the undersigned authority, Deliga I Tarriant who being first duly sworn, deposes and states on oath as follows: 1. To the best of my knowledge, Sandra L. ("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) Shelby A 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: 3. I knew decedent from (insert date) Sept. 2000 until (insert date) Decedent was born on (insert date of birth) 10 24 4 and died on (insert date of death)	
Movi, 2012. Decedent's place of death was (insert place of death) Mollumbiana 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): 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): Shannon Mooney Stewart 8-31-23 death 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 N	N Waldoop P Ladwin St Columbian
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 leav	ving a written will, □ with a will.
	12.	The decedent's estate 🗹 has	been administered, has not been administered.
or "unł		Decedent left no debts that ar	e unpaid, except (insert list of debts, or state "none"
taxes,	14.	There are no unpaid estate or non	or inheritance taxes, except (insert list of unpaid "none"):
	15. Mic	(Optional) The following we had wane want	re the heirs of decedent (insert names of heirs): Delisa N. Dorough, Shannon Mooney Stewart
		Della	Mount , Affiant
20_25	Subsc , by _/	Motary Stamp	and acknowledged before me on <u>Tan 24</u> , <u>Malla C Beasluy</u> Notary Public My Commission Expires: <u>07/20/2027</u>
	à	CORROBO	RATING AFFIDAVIT
given knowl	in the edge of	being of lawful age and first above and foregoing affidavithis affiant.	t duly sworn, under oath states that the information t, made by <u>Jensu I vouis</u> true, to the personal, Affiant
COU	NTY OF	Alabana Shelby	
20_2	Subso ≥_, by_/	cribed, sworn to (or affirmed Angela C. Beasley) and acknowledged before me on <u>Wn 24</u> ,
		(Notary Stamp)	May la Challes Notary Public My Commission Expires: $07/20/2027$

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THE FRONT OF THIS DOCUMENT IS PINK. THE BACK OF THIS DOCUMENT IS BLUE AND HAS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

Center for Health Statistics State File

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Scott A	lexandei	r Marsl	hall Jr	MD		· .			46802	Sep	15, 2023					
37. ADDRESS					F DEATH					•		_				
619 Soi	ıth Nine	teenth	Street	t. Birmi	ngham	, Alabama 352	33					· <u>·</u>				
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Natural Causes Not within last year									No		No					
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This is an official certified copy of the original record filed in the Center of Health Statistics, Alabama Department of Public Health, Montgomery, Alabama. 2023-439-608-1

Nicole Henderson Rushing/ State Registrar of Vital Statistics

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Center for Health Statistics

Center for Health Statistics ALABAMA CERTIFICATE OF DEATH Number 101 2012-40603

2. DATE AND TIME OF DEATH

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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

Catherine Molchan Donald State Registrar of Vital Statistics

. DECEASED LEGAL NAME

ANY ALTERATIONS VOID THIS DOCUMENT

Sandra Faye Waldrop