

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To: Cheryl Alford

P.O. Box 311
Columbiana, AL 35051

File No.: S-25-30280

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Fifty Thousand Dollars and No Cents (\$150,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Eric David McLain, a Single man and William Clay Smith, a Single man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Cheryl Alford**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2025 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$147,283.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 10th day of Feb, 2025.

Eric David McLain

William Clay Smith

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Eric David McLain and William Clay Smith, whose name(s) 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of Feb, 2025.

Notary Public, State of Alabama

My Commission Expires: 8-19-28

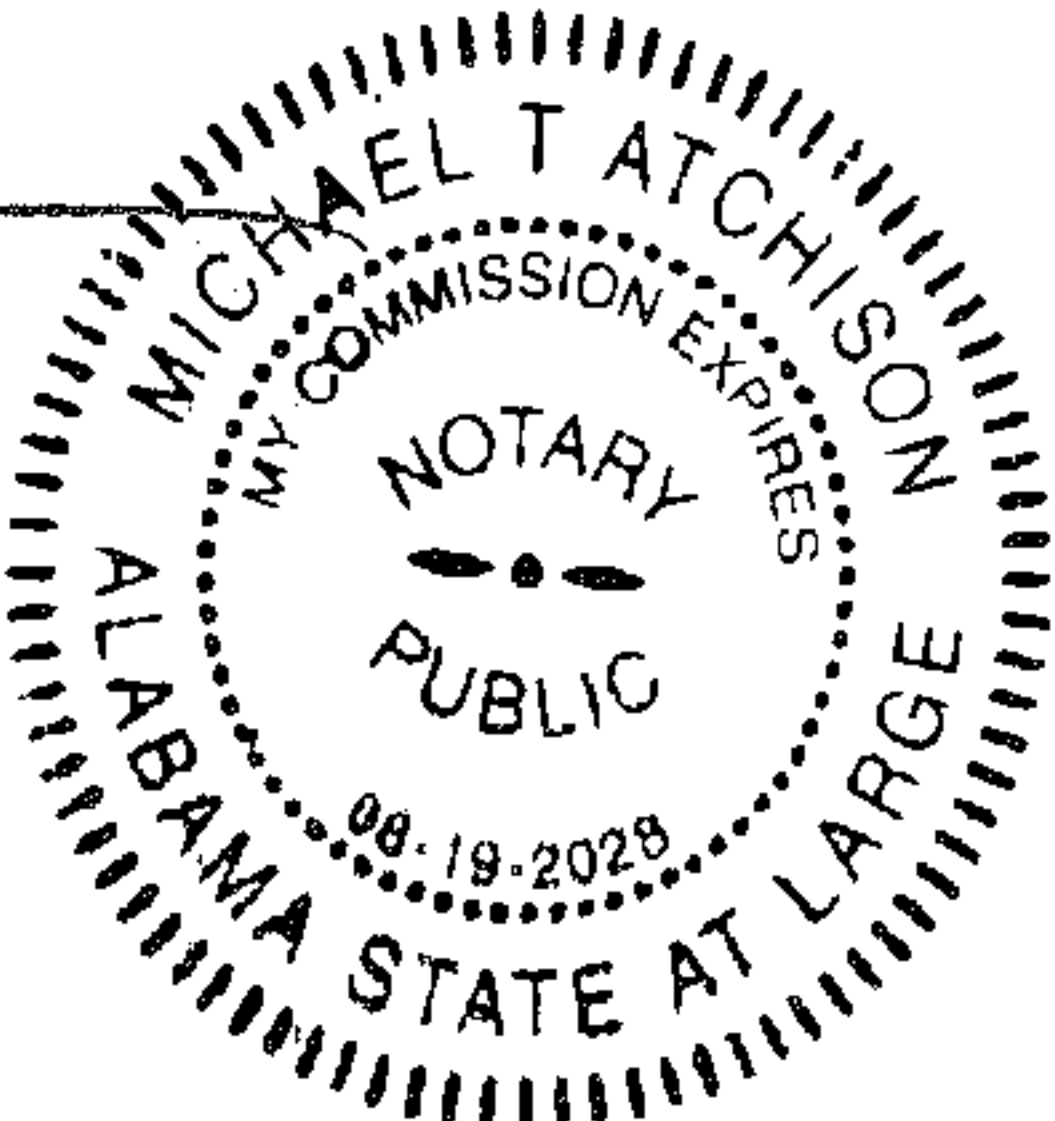


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL ONE:

Commence at the Northwest corner of Section 6, Township 21 South, Range 2 East, and run along said section line North 89 degrees 30 minutes East 660 feet; thence South 00 degrees 37 minutes West 660 feet; thence North 89 degrees 30 minutes East 313.20 feet, more or less, to the Westerly right of way line of Alabama Highway No.25; thence turn to the right forming an angle of 147 degrees 03 minutes to the right and run in a Southeasterly direction 66 feet across said right of way of said highway to the Northmost corner of Basil Smith lot; thence continue in the same direction along the Northeasterly line of said Smith lot 216.14 feet to the Eastmost corner of said Smith lot; thence turn 90 degrees angle to the left and run 257 feet to the Eastmost corner of B.D. Beavers lot to the Point of Beginning of the land herein conveyed; thence continue in the same direction to the Southwesterly line of Spearman Street; thence run along said in a Northwesterly direction to the Southeasterly line of Alabama Highway 25; thence along same in a Southwesterly direction 288 feet, more or less, to the Northmost corner of said Beavers lot; thence run Southeasterly along the line of said Beavers lot 216.14 feet to the point of beginning.

PARCEL TWO:

Commence at the Northwest corner of Section 6, Township 21 South, Range 2 East, and run along said section line North 89 degrees 30 minutes East 660 feet; thence South 00 degrees 37 minutes West 660 feet; thence North 89 degrees 30 minutes East 313.20 feet, more or less, to the Westerly right of way line of Alabama Highway No. 25; thence turn to the right forming an angle of 147 degrees 03 minutes to the right and run in a Southeasterly direction 66 feet across said right of way of said highway to the Northmost corner of Basil Smith lot; thence continue in the same direction along the Northeasterly line of said Smith lot 216.14 feet to the Eastmost corner of B.D. Beavers lot to the point of beginning; thence continue in the same direction a distance of 275 feet to a point 20 feet South of the center of the present paved Spearman Street; thence turn an angle of 87 degrees 44 minutes to the right and run in an Easterly direction along a line 20.0 feet South of the center of the said present paved Spearman Street a distance of 130.15 feet to a point; thence turn an angle of 92 degrees 16 minutes to the right and run in a Southerly direction a distance of 280.0 feet to a point; thence turn an angle of 90 degrees to the right and run in a Westerly direction a distance of 130.0 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/10/2025 02:32:04 PM
\$31.00 PAYGE
20250210000040780

Allen 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	Eric David McLain William Clay Smith	Grantee's Name	Cheryl Alford
Mailing Address	123 Hickory Street, Childersburg, AL 35044 123 Hickory Street, Childersburg, AL 35044	Mailing Address	P.O. Box 311 Columbiana, AL 35057
Property Address	31050 Highway 25 Wilsonville, AL 35186	Date of Sale	February 10, 2025
		Total Purchase Price	\$150,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<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 of 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 February 07, 2025

Print Eric David McLain

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one