

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of Ten and No/100 Dollars (current tax appraisal/value is **\$871,920.00**) and other valuable considerations to the undersigned Grantor,

Marci D Wheeler
3543 Pelham Parkway, Pelham Alabama 35124

in hand paid by Grantee,

Britney Y Dickson, Trustee of the
Oak Tree Family Trust dated January 20, 2025
3543 Pelham Parkway, Pelham Alabama 35124

the receipt whereof is hereby acknowledged, does grant, bargain, sell, and convey unto the said Grantees the following described real estate lying and being situated in the County of Shelby, State of Alabama, to-wit:

Property Address: 3543 Pelham Parkway, Pelham Alabama 35124
Parcel No.: 13 7 25 3 001 002.001

See Exhibit for Legal Description

For source of title see: Instrument No. 20230227000052070

DESCRIPTION FURNISHED BY GRANTOR

NO TITLE SEARCH WAS MADE AND NO LIABILITY IS ASSUMED THEREFORE.

To have and to hold to the said, Grantee and its assigns forever.

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

Given under my hand and seal this day January 20, 2025.

Marci D. Wheeler
Marci D Wheeler

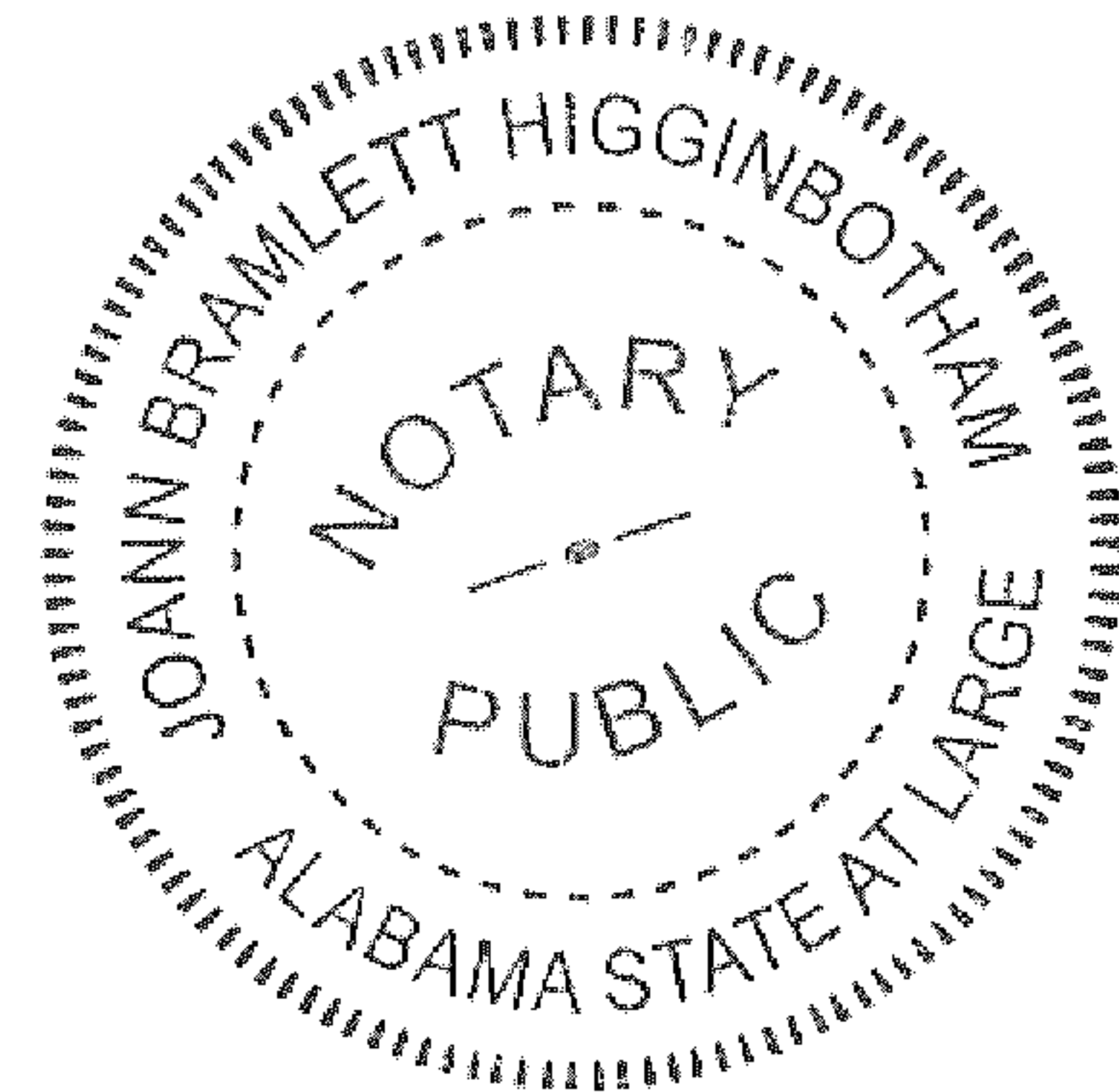
STATE OF ALABAMA)
) ss.
COUNTY OF JEFFERSON)

On January 20, 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared Marci D Wheeler, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

JoAnn B Higginbotham
JoAnn B Higginbotham,
Notary Public
My commission expires 01/23/2027

Tax Notice to:
Britney Y Dickson, Trustee Oak Tree Family Trust
2174 River Bend Road
West Blocton Alabama 35184

This instrument prepared by:
JoAnn B. Higginbotham
Vertical Estate Planning, LLC
204 Main Street #128
Trussville Alabama 35173
(256)798-0320



Poor Quality

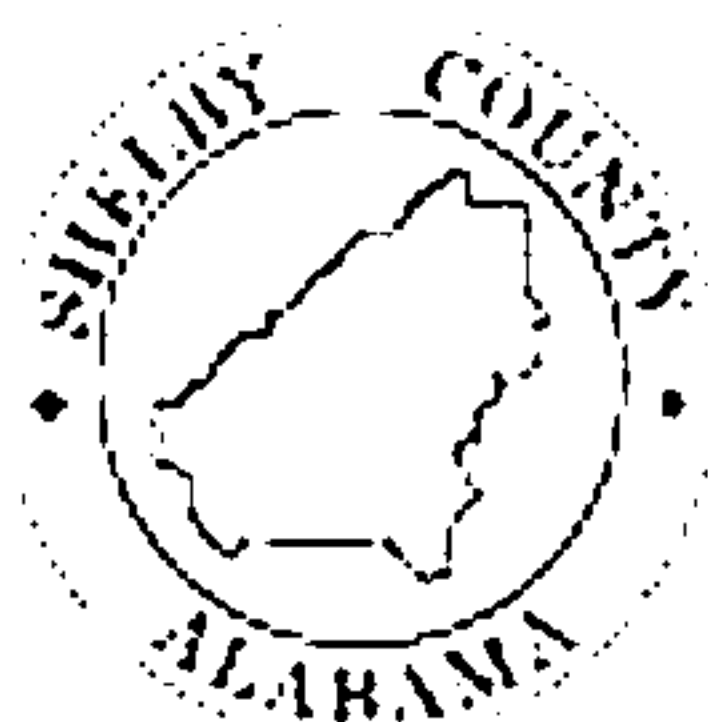
Exhibit
Legal Description
3543 Pelham Parkway, Pelham Alabama 35124

PARCEL I:

Part of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama described as follows: Commence at the Northeast corner of said Southwest $\frac{1}{4}$; thence run South 88 degrees 40 minutes West 1357.66 feet to the point of beginning; thence continue last course 210.00 feet to the East right of way of U.S. Highway 31; thence run South 13 degrees 13 minutes West 105.00 feet along said right of way; thence run North 88 degrees 40 minutes East 236.38 feet; thence run North 01 degree 20 minutes West 101.63 feet to the point of beginning; being situated in Shelby County, Alabama.

PARCEL II:

A parcel of land situated in the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West, described as follows: Commence at the Northeast corner of the SW $\frac{1}{4}$ of Section 25 and go South 88 degrees 40 minutes 00 seconds West along the North boundary of said $\frac{1}{4}$ section for 1567.66 feet to the East right of way of U.S. Highway No. 31; thence South 13 degrees 13 minutes 00 seconds West along said right of way for 105.00 feet to the point of beginning; thence continue South 13 degrees 13 minutes 00 seconds West along said right of way for 20.00 feet; thence North 88 degrees 49 minutes 53 seconds East for 241.40 feet; thence North 01 degree 20 minutes 00 seconds West for 20 feet; thence South 88 degrees 40 minutes 00 seconds West for 236.38 feet to the point of beginning; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/13/2025 08:06:54 AM
\$900.00 BRITTANI
20250213000043720

Allen S. Bayl