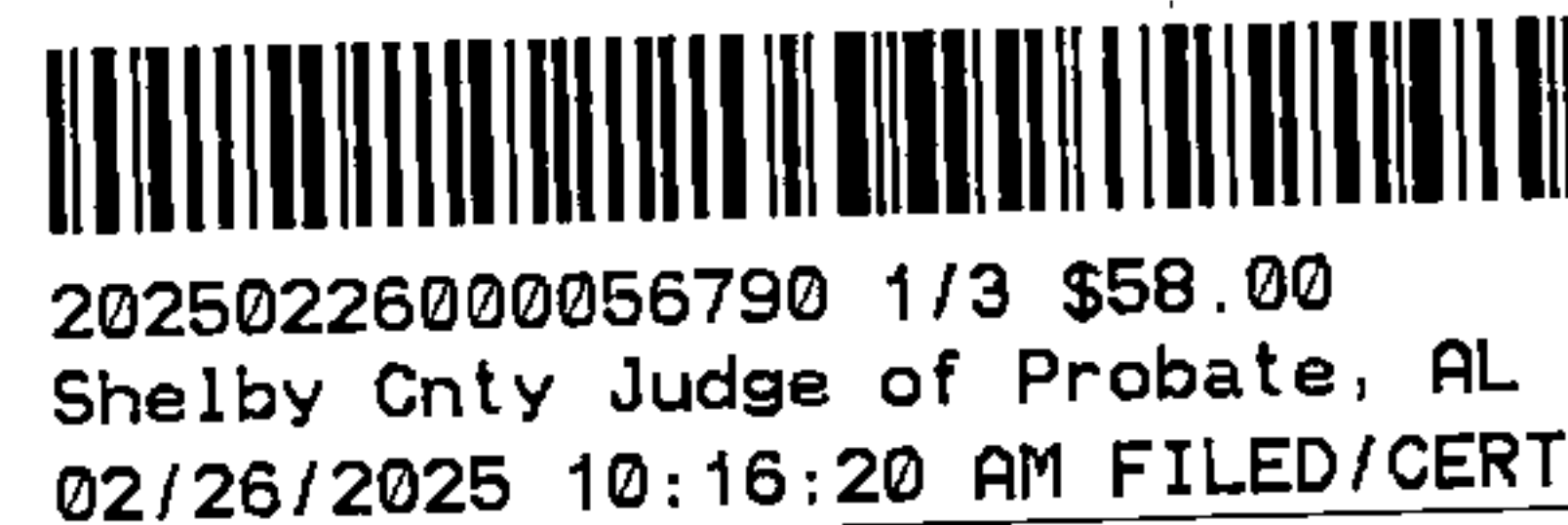


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Curtis P. Dinan
258 Country Church Road
Harpersville, AL 35078

WARRANTY DEED



STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWENTY NINE THOUSAND NINE HUNDRED THIRTY DOLLARS AND ZERO CENTS (\$29,930.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Dale Glasscock, a Single man** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Curtis P. Dinan** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION


SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2025.
2. Easements, restrictions, rights of way, and permits of record.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26th day of February 2025.

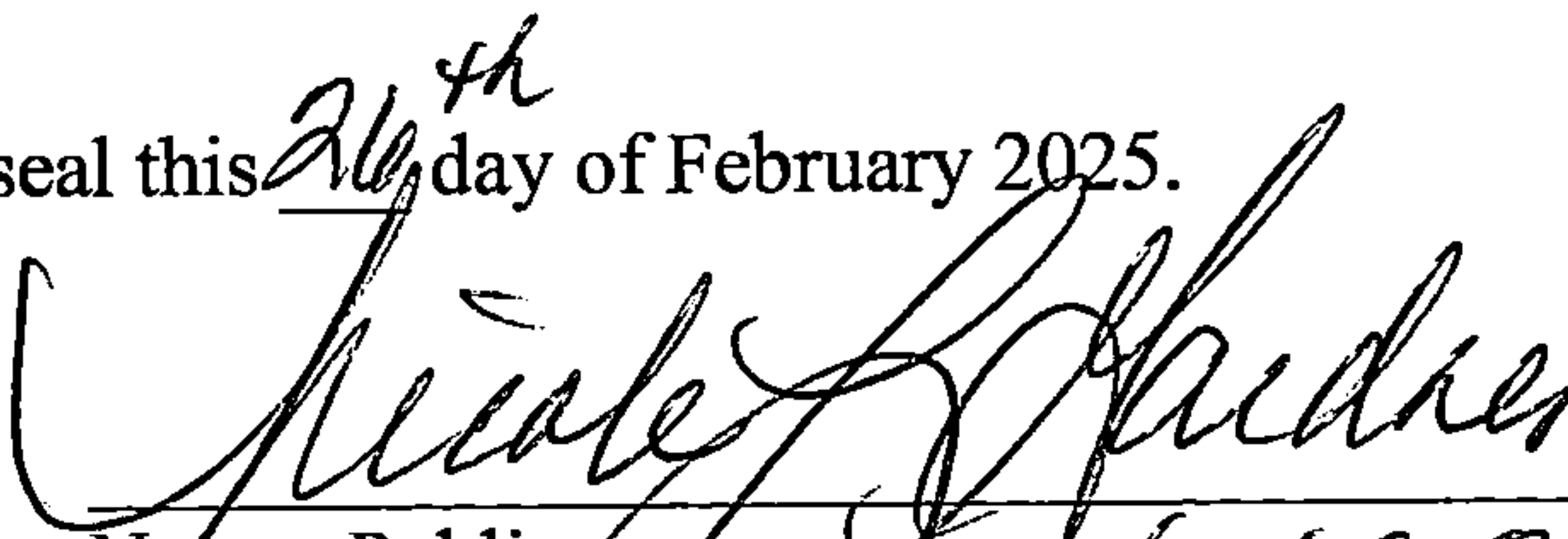


Dale Glasscock

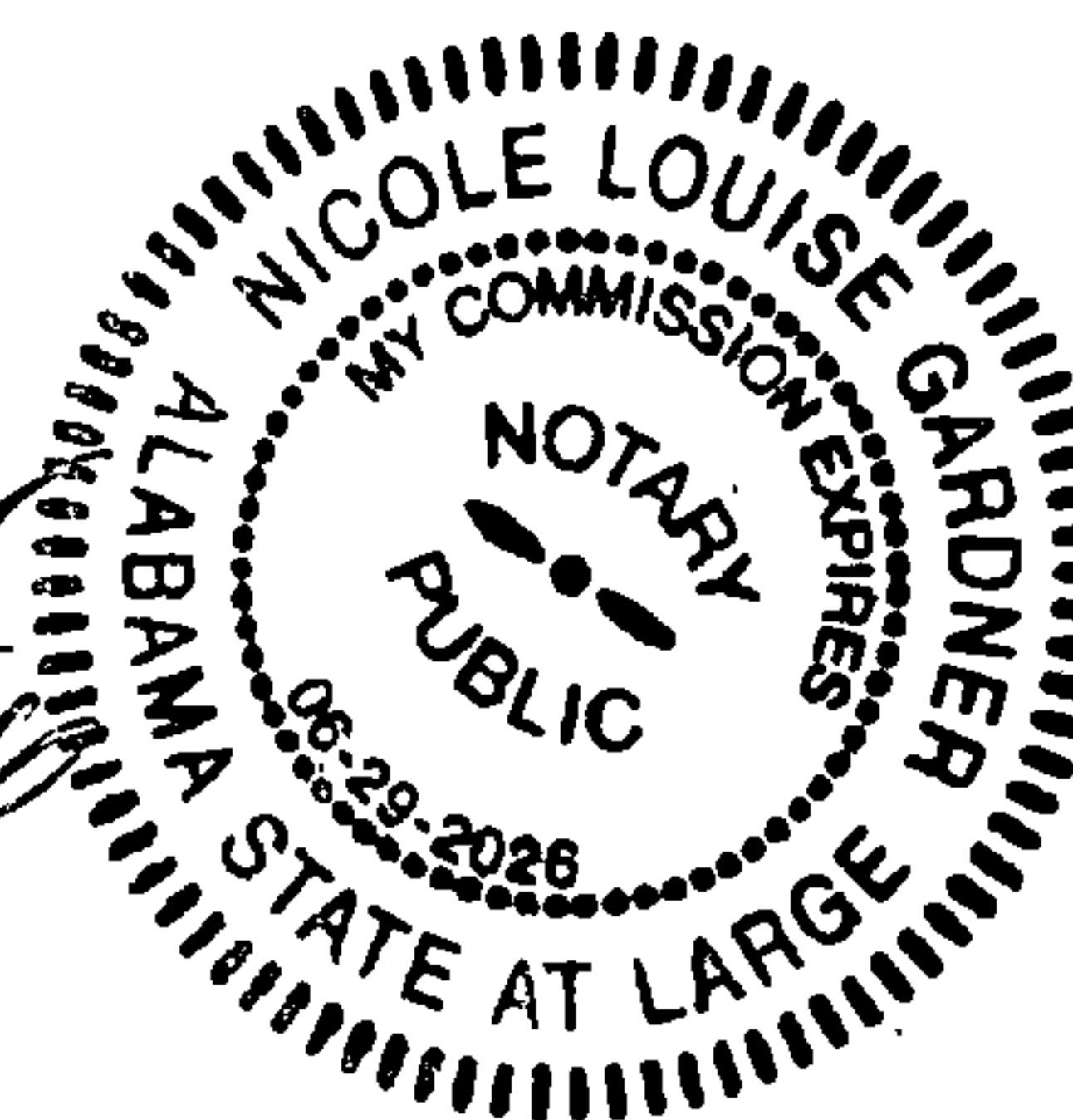
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Dale Glasscock**, whose names are signed to the foregoing conveyance, and who is 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 26th day of February 2025.



Notary Public
My Commission Expires: 6-29-2026



Shelby County, AL 02/26/2025
State of Alabama
Deed Tax: \$30.00

EXHIBIT A—LEGAL DESCRIPTION



20250226000056790 2/3 \$58.00
Shelby Cnty Judge of Probate, AL
02/26/2025 10:16:20 AM FILED/CERT

Parcel 2:

A parcel of land situated in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, Township 20 South, Range 2 East, City of Harpersville, Shelby County, Alabama, being more particularly described as follows:

Commence at the NE corner of above said $\frac{1}{4}$ - $\frac{1}{4}$; thence South 01 degrees 48 minutes 20 seconds West a distance of 1,030.29 feet to the point of beginning; thence continue along the last described course, a distance of 254.11 feet; thence South 89 degrees 37 minutes 30 seconds West, a distance of 50.62 feet to a point on the Easterly right of way line of Old Country Church Road; thence North 13 degrees 59 minutes 34 seconds West and along said right of way line, a distance of 261.27 feet; thence North 89 degrees 37 minutes 30 seconds East and leaving said right of way line, a distance of 121.81 feet to the point of beginning.

Said property is also known as the South 254.11 feet of Lot 29 of the property of Charles W. Mobley as shown on a plat prepared by Norman D. DeLoach, Alabama RLS #8760, dated May 2, 1983, and recorded in Map Book 8, Page 124, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Dale Glasscock
Mailing Address 977 Sun Valley Rd
Harpersville AL 35078

Grantee's Name Curtis P. Dinan
Mailing Address 258 Country Church Rd
Harpersville AL 35078

Property Address 258 Country Church Rd
Harpersville AL 35078

Date of Sale 2-26-25
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 29,930.00

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
Sales Contract
Closing Statement
Appraisal
Other Tax Value

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 a

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 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 2-26-25

Print Dale Glasscock
Sign Dale Glasscock
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

