

SEND TAX NOTICE TO:

Payne Alan Irby and Madeline Aleace Bradberry Irby
346 Highway 337
Chelsea, AL 35043

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, PC
3595 Grandview Parkway Suite 275
Birmingham, AL 35243
CHL-10119

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED TEN THOUSAND AND 00/100 (\$210,000.00)** the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Raymond D. Bailey and Rachel S. Bailey, husband and wife**, whose address is 5152 Pintail Drive, Harpersville, AL 35078 (hereinafter "Grantor", whether one or more), by **Payne Alan Irby and Madeline Aleace Bradberry Irby**, whose address is 346 Highway 337, Chelsea, AL 35043, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees **Payne Irby and Madeline A.B. Irby**, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is **346 Highway 337, Chelsea, AL 35043** to-wit:

From the Southeast corner of the NW 1/4 of the SW 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed North along the East boundary of said NW 1/4 of the SW 1/4 for a distance of 420.00 feet to the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING, proceed South 7 degrees 01 minute 05 seconds East 128.01 feet to a point on a curve concave left and the Northwesterly right of way of Grimes Road (R/W 60'), (Shelby County Hwy. 337); thence along a curve to the left with a delta angle of 32 degrees 27 minutes 42 seconds having a radius of 239.37 feet and a arc length of 135.62 feet, with a chord bearing and distance of South 34 degrees 29 minutes 09 seconds West, 133.81 feet to a point on said right of way; thence leaving said curve and right of way proceed North 71 degrees 44 minutes 47 seconds West, 12.71 feet; thence North 8 degrees 37 minutes 32 seconds West, 233.55 feet; thence North 88 degrees 41 minutes 12 seconds East, 107.25 feet, back to the POINT OF BEGINNING.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$212,121.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 good right to sell and convey the same as aforesaid; thence I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 12th day of February, 2025.

Raymond D. Bailey

Raymond D. Bailey

Rachel S. Bailey

Rachel S. Bailey

STATE OF ALABAMA
COUNTY OF SHELBY

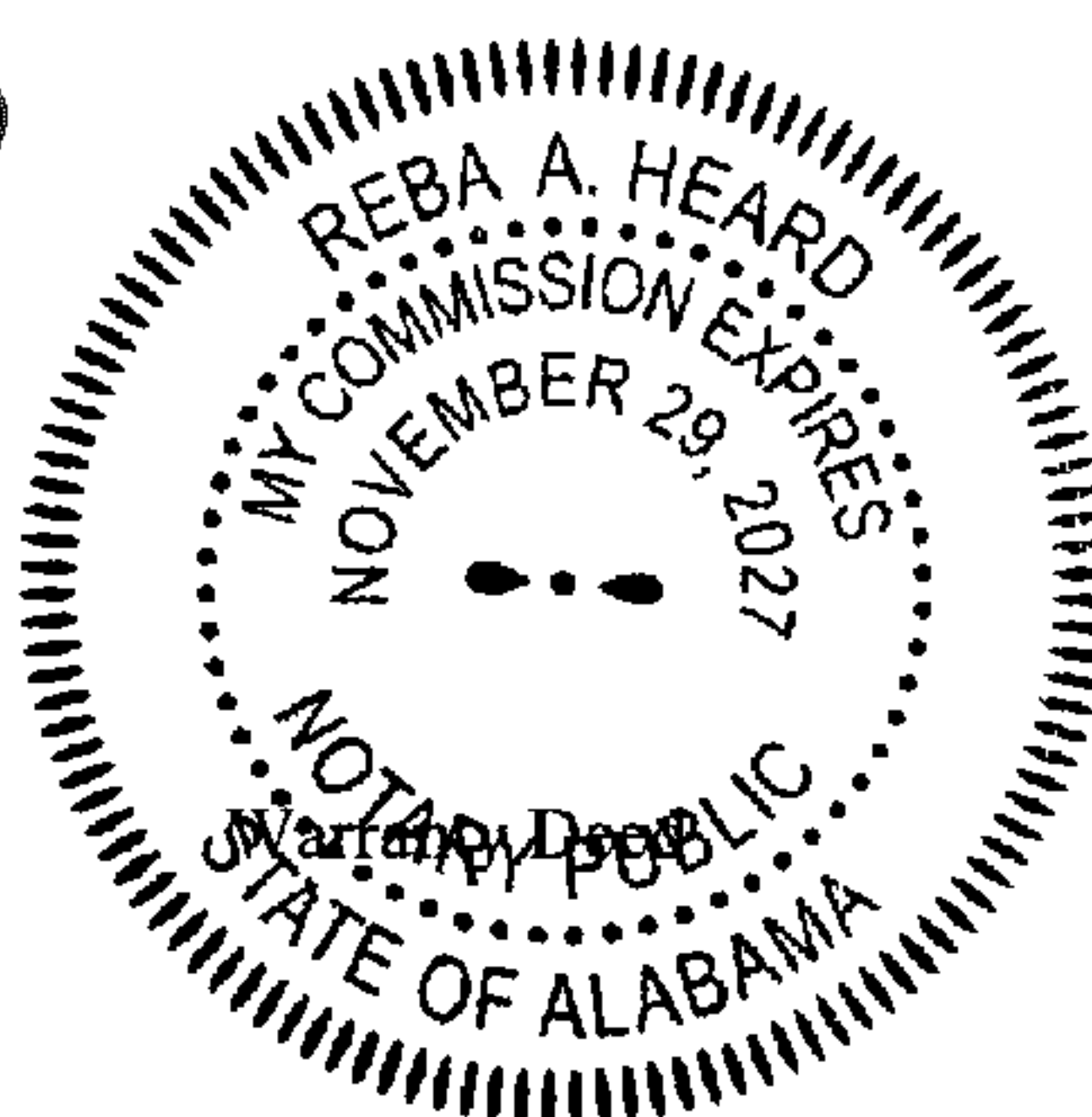
I, the undersigned Notary Public in and for said County and State, hereby certify that Raymond D. Bailey and Rachel S. Bailey whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of February, 2025.

Reba A. Heard

Notary Public

My Commission Expires: 11/29/27





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/26/2025 11:14:43 AM
 \$29.00 PAYGE
 20250226000057020

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	<u>Raymond D. Bailey and Rachel S. Bailey</u>	Grantee's Name	<u>Payne Irby and Madeline A.B. Irby</u>
Mailing Address	<u>5152 Pintail Drive</u>	Mailing Address	<u>346 Highway 337</u>
	<u>Harpersville, AL 35078</u>		<u>Chelsea, AL 35043</u>
Property Address <u>346 Highway 337</u>		Date of Sale	<u>02/12/2025</u>
<u>Chelsea, AL 35043</u>		Total Purchase Price	<u>\$210,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input checked="" 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 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 02/26/2025

Print Reba A. Heard

☐ Unattested

Sign

Reba A. Heard

(verified by)

(Grantor/Grantee/Owner/Agent) circle one