

This Instrument was Prepared by:

Send Tax Notice To: Keith Durkee

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

4860 Highway 47
Shelby, AL 35143

File No.: S-25-30454

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Fifty Thousand Dollars and No Cents (\$50,000.00)**, 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, **Christopher Phillip Reed and Patricia Dozier Reed**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Keith Durkee**, (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.

\$0.00 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 31st day of March, 2025

Christopher Phillip Reed
Christopher Phillip Reed

Patricia Dozier Reed
Patricia Dozier Reed

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 Christopher Phillip Reed and Patricia Dozier Reed, 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 31st day of March, 2025

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 8-19-28

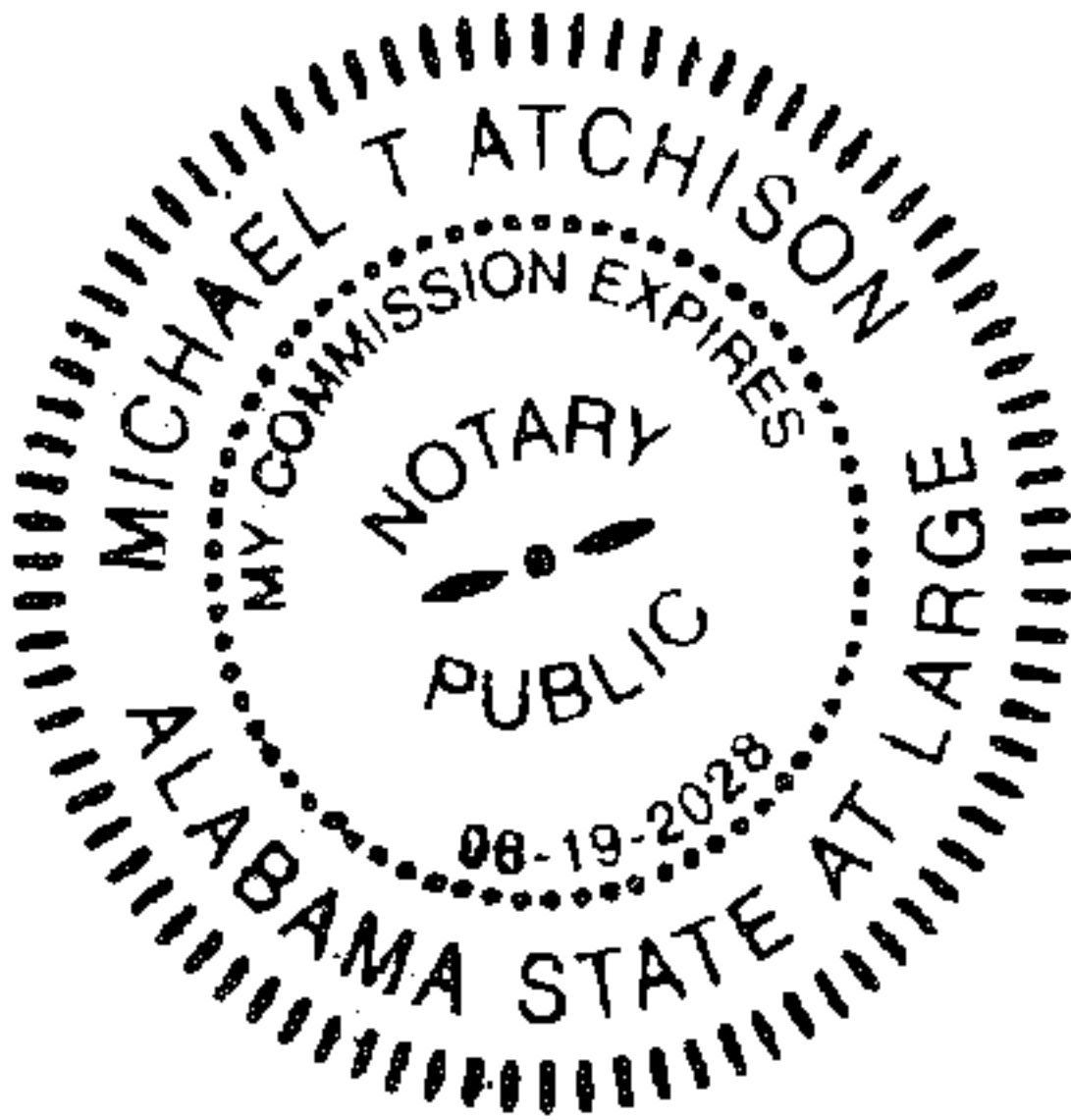


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1 - A Parcel of land being part of Block 47 of Safford's Addition to Shelby, as recorded in Map Book 3, Page 47, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

BEGIN at the NE Corner of Block 47 of Safford's Addition to Shelby, as recorded in Map Book 3, Page 47, in the Office of the Judge of Probate of Shelby County, Alabama, said point lying on the Southerly R.O.W. line of 10th Avenue and being the POINT OF BEGINNING; thence S00°26'10"W and leaving said R.O.W. line a distance of 77.10'; thence S31°40'52"E a distance of 155.50'; thence S01°30'58"E a distance of 127.39'; thence S84°29'25"W a distance of 135.68'; thence S00°22'13"W a distance of 91.78' to the center of vacated 11th Avenue; thence S89°41'51"E and along said center of vacated street a distance of 400.87' to the center of vacated 11th Street; thence N00°26'17"W and along said center of vacated street a distance of 41.55'; thence N00°26'10"E and along said center of vacated street a distance of 400.80' to the Southerly R.O.W. line of 10th Avenue; thence N89°46'51"W, leaving said vacated street and along said R.O.W. line, a distance of 352.40' to the POINT OF BEGINNING.

Said Parcel containing 3.30 acres, more or less.

Parcel 2 - A Parcel of land being part of Block 59 of Safford's Addition to Shelby, as recorded in Map Book 3, Page 47, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Commence at the NE Corner of Block 47 of Safford's Addition to Shelby, as recorded in Map Book 3, Page 47, in the Office of the Judge of Probate of Shelby County, Alabama, said point lying on the Southerly R.O.W. line of 10th Avenue; thence S89°46'51"E and along said R.O.W. line a distance of 352.40' to the center of vacated 11th Street; thence N00°26'10"E, leaving said R.O.W. line and along said vacated Street a distance of 77.60' to the Northerly R.O.W. line of 10th Avenue and the SE Corner of Block 59 of above said Safford's Addition to Shelby, said point being the POINT OF BEGINNING; thence continue N00°26'10"E, leaving said R.O.W. line and along said vacated street a distance of 144.82'; thence N78°52'11"W and leaving said vacated Street a distance of 358.63'; thence S00°26'10"W a distance of 210.92' to the Northerly R.O.W. line of 10th Avenue; thence S89°29'28"E and along said R.O.W. line a distance of 352.40' to the POINT OF BEGINNING.

Said Parcel containing 1.44 acres, more or less.

ALSO AND INCLUDING a 20.00' Ingress/Egress Easement, lying 10.00' either side of and parallel to the following described centerline;

Commence at the NE Corner of Block 47 of Safford's Addition to Shelby, as recorded in Map Book 3, Page 47, in the Office of the Judge of Probate of Shelby County, Alabama, said point lying on the Southerly R.O.W. line of 10th Avenue; thence S00°26'10"W and leaving said R.O.W. line a distance of 77.10'; thence S31°40'52"E a distance of 155.50'; thence S01°30'58"E a distance of 127.39'; thence S84°29'25"W a distance of 135.68'; thence S00°22'13"W a distance of 81.78' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N89°41'51"W a distance of 1009.66' to the POINT OF ENDING OF SAID CENTERLINE.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/31/2025 11:46:46 AM
 \$78.00 PAYGE
 20250331000094580

Allen S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name	Christopher Phillip Reed Patricia Dozier Reed	Grantee's Name	Keith Durkee
Mailing Address	<u>6972 US Hwy 98</u> <u>Fairhope AL 36532</u>	Mailing Address	<u>4860 Hwy 47</u> <u>Shelby AL 35143</u>
Property Address	<u>Shelby, AL 35147</u>	Date of Sale	<u>March 28, 2025</u>
		Total Purchase Price	<u>\$50,000.00</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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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 March 31, 2025

Print Christopher Phillip Reed

 Unattested

Sign *[Signature]*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one