

This instrument prepared by:

Morrison Honea, LLC

101 North Main Street

Columbiana, Al 35051

Send Tax Notice to:

Mr. Jeff Honea, Sr.

347 Highland View Dr.

Birmingham, Al 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of **SEVENTY THOUSAND and NO/100 (\$70,000.00)** and other good and valuable considerations paid to the undersigned, the receipt whereof is acknowledged, I, **DONALD BRYAN BLACK**, an unmarried man (herein referred to as GRANTOR) with full authority, do grant, bargain, sell and convey unto **WILLIAM JEFFREY HONEA, JR.**, a single man, **WILLIAM JEFFREY HONEA, SR.**, a married man, (herein referred to as GRANTEES), to own in FEE SIMPLE, JTWROS, the following described real estate situated in Shelby County, Alabama to-wit:

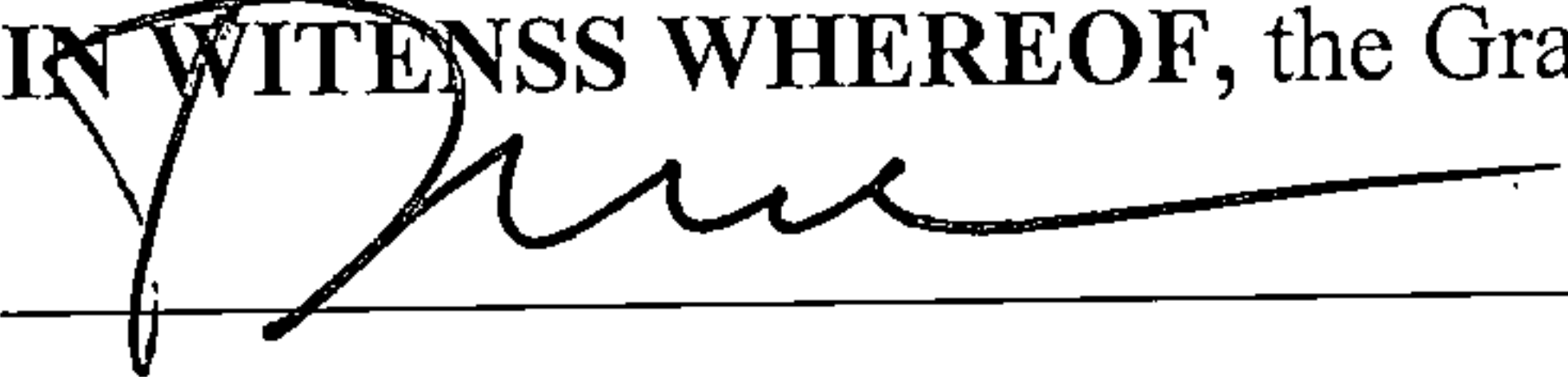
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION (provided by Grantor)

- Subject to:
- a. General tax assessments, current and subsequent
 - b. Municipal fees and assessments, if any
 - c. Mineral rights if owned by Grantor
 - d. Easements, encroachments, and rights-of-ways shown or recorded thereto

THIS DEED PREPARED WITHOUT EXAMINATION OF THE TITLE OR SURVEY and its intent is to convey all property acquired in the source deed, Instrument #20240926000299780, whether or not correctly described above.

TO HAVE AND TO HOLD unto the said Grantees, his/her/their heirs and I, DONALD BRYAN BLACK, do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all known encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will and 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 persons.

IN WITENSS WHEREOF, the Grantor has hereunto set their hand and seal on APRIL 8, 2025.



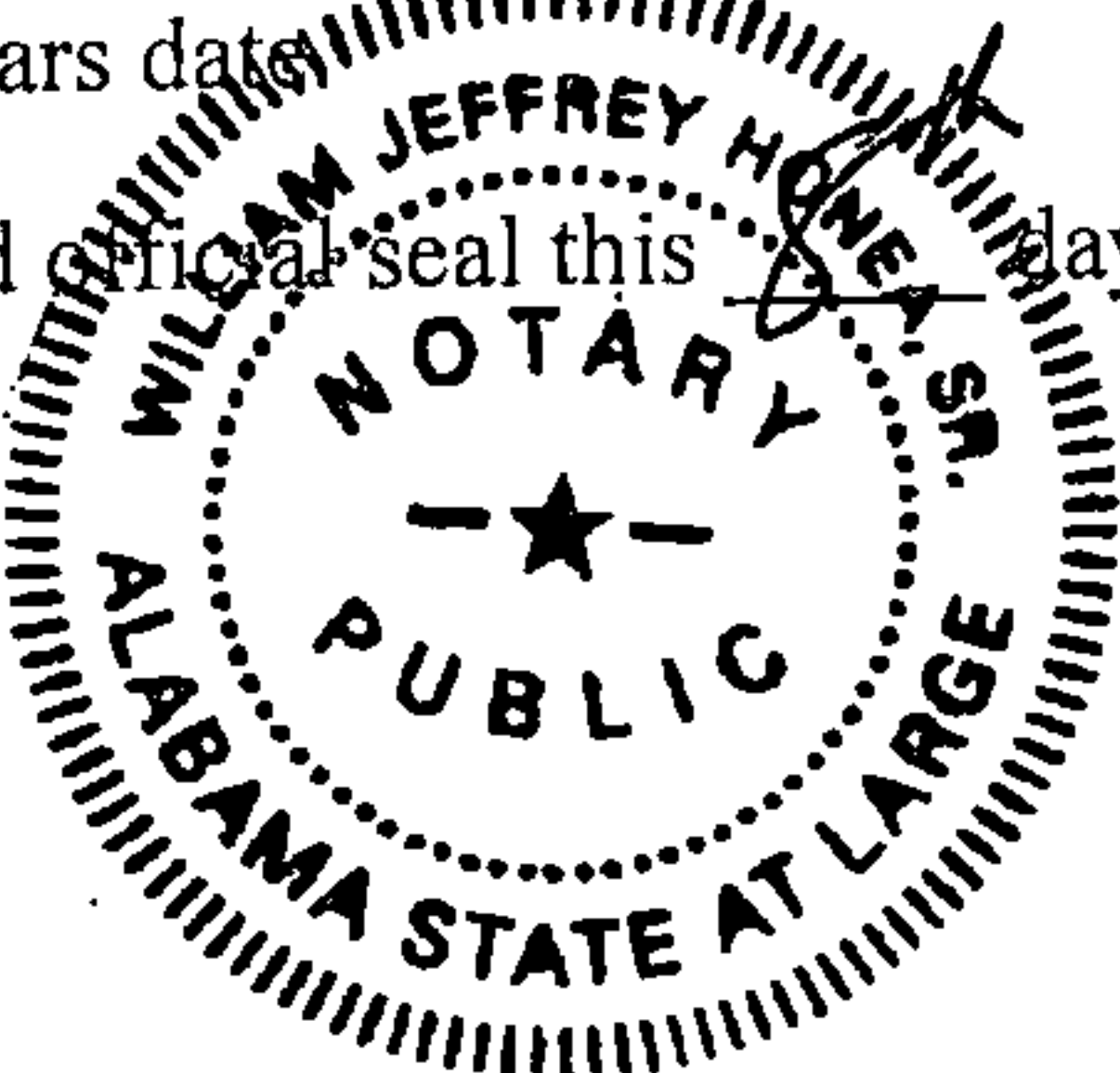
DONALD BRYAN BLACK

State of Alabama

County of SHELBY

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that **DONALD BRYAN BLACK**, whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this APRIL 8 day of APRIL, 2025.



Notary Public

Commission expires: 8/8

Exhibit "A" – Legal Description

Begin at the Northwest corner of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 14, Township 20, Range 1 West; thence run in a Southerly direction along the Section line 230 feet; thence East to the Pumpkin Swamp Road; thence in a Northerly direction along the Pumpkin Swamp Road 225 feet to the North line of said forty; thence West along the North line of said forty to the point of beginning, containing 4 acres, more or less, and situated in Shelby County, Alabama.

Beginning at the Northwest corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 20, Range 1 West; thence run in a southerly direction along the section line 190 yards; thence east to the Pumpkin Swamp Road; thence in a Northerly direction along the Pumpkin Swamp Road to the North line of said forty; thence West along the North line of said forty to the point of beginning, containing 14 acres, more or less; however, there is EXCEPTED herefrom certain parcels of land heretofore conveyed to G. Horace Vick, to Harold and to Sidney Vick.

Real Estate Sales Validation Form

20250409000105720 3/3 \$98.00
Shelby Cnty Judge of Probate, AL
04/09/2025 02:06:40 PM FILED/CERT

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

Grantor's Name DONALD B. BLACK
Mailing Address 7517 Chelsea Rd.
Columbiana, AL 35051

Grantee's Name W. Jeff Honea, Sr.
Mailing Address 347 Highland View Dr.
Birmingham, AL 35242

Property Address 7575 + 7551 Chelsea Rd
Columbiana, AL 35051

Date of Sale 4/8/25
Total Purchase Price \$ \$70,000.00
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)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 4/8/25

Print W. Jeff Honea

Sign W. Jeff Honea
(Grantor/Grantee/Owner/Agent) circle one

☒ Unattested

(verified by)

Form RT-1