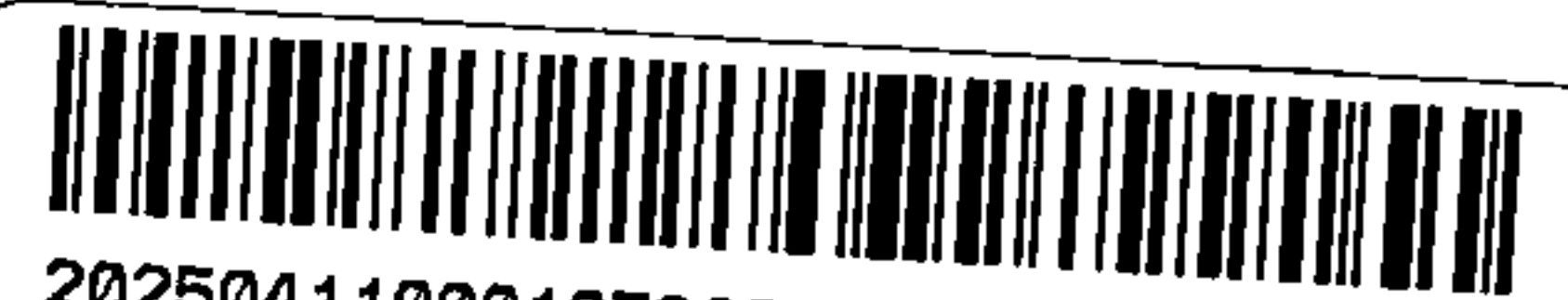


**PREPARED BY:**

James V. Green, Jr.  
115 1<sup>st</sup> Street North  
P. O. Box 878  
Alabaster, Alabama 35007



20250411000107960 1/4 \$316.50  
Shelby Cnty Judge of Probate, AL  
04/11/2025 12:02:02 PM FILED/CERT

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**

Whitney J. Owens and Matthew R. Owens  
133 Dallas Lane  
Montevallo, Alabama 35115

**MAIL TAX STATEMENTS TO:**

Whitney J. Owens and Matthew R. Owens  
133 Dallas Lane  
Montevallo, Alabama 35115

**WARRANTY DEED****KNOW ALL MEN BY THESE PRESENTS THAT:**

THIS GENERAL WARRANTY DEED, made and entered into on the 20 day of December, 2024, between Sue Mikul, ("Grantor") and Whitney J. Owens and Matthew R. Owens, ("Grantee").

For and in consideration of good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Grants, Bargains, Sells and Conveys with general warrant covenants to Grantee, as Tenant with Right of Survivorship, the property located in Shelby County, Alabama, described as:

Part of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 5, Township 22 South, Range 3 West, described as follows: Begin at the intersection of the South right of way line of the Montevallo-Maylene-Dogwood Highway with the West right of way line of the main line of the Southern R.R. and run southerly along the West right of way line of said R.R. to the North right of way line of the Southern R.R. spur track, leading to the Little Gem Coal Co., mines, thence westerly along the North right of way line of said spur track to the East right of way line of the new Montevallo-Maylene-Dogwood Highway, thence northeasterly and easterly along said road right of way to the point of beginning.

Less and Except:

Shelby County, AL 04/11/2025  
State of Alabama  
Deed Tax: \$285.50

A parcel of property situated in the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 5, Township 22 South, Range 3 West, Shelby County Alabama, more particularly described as follows:

Commence at the point where the South right of way line of Shelby County Highway No. 22 intersects the Westerly right of way line of the old southern railroad track and run thence north 89 degrees 39 minutes 06 seconds West along the said South line of said Highway 22 a distance of 335.28 feet to the intersection point of said Highway 22 and the East Margin of Shelby County Highway No. 17; Thence run S 15 degrees 13 minutes 48 seconds West along said East margin of said Highway 17 a distance of 247.94 feet to a set rebar corner and the point beginning of the property being described; then run S 15 degrees 46 minutes and 46 seconds W along said margin of said Highway 17 a distance of 250.69 feet to a corner; Thence run S 19 degrees 7 minutes 32 seconds W along same said East margin of same said Highway 17 a distance of 157.90 feet to a corner; Thence run S 20 degrees 19 minutes 15



seconds W along same said margin of same said Highway 17 a distance of 62.21 feet to found bolt corner on the intersection of the East margin of Shelby County Highway No. 17 and the North Margin of an old railroad spur track in a curve to the left having a central angle of 35 degrees 37 minutes and 25 seconds and a radius of 543.48 feet; Thence run East Northeasterly along the said North Right of Way line of said railroad spur track an arch distance of 337.91 feet to a set rebar corner; Thence run N 10 degrees 37 minutes 20 seconds E a distance of 329.38 feet to a set rebar corner; Thence run N 10 degrees 40 minutes 14 seconds @ a distance of 118.02 feet to a fence corner; Thence run S 85 degrees 17 minutes 30 seconds W a distance of 217.24 feet to the point of beginning, all being situated in the Northeast quarter of the Southeast quarter of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama.

SUBJECT TO:

1. AD VALOREM TAXES FOR THE CURRENT TAX YEAR, WHICH GRANTEES HEREIN ASSUME AND AGREE TO PAY.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
3. EASEMENTS OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY PUBLIC RECORDS.
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY.
5. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORD.
6. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS FIRST APPEARING IN THE PUBLIC RECORD.
7. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENT AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY, IF ANY.
8. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER, WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
9. TITLE TO ALL OIL, GASE AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITHALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.

TO HAVE AND TO HOLD unto the Grantee, it successors and assigns forever. The Grantor does for itself, it successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and, that it will, and its successors and assigns shall, warrant and defend the same to Grantee, their heirs, executors, administrators and assigns forever against lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his hand and seal this the 20 day of December, 2024.



20250411000107960 2/4 \$316.50  
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Sue Mikul  
SUE MIKUL - GRANTOR



20250411000107960 3/4 \$316.50  
Shelby Cnty Judge of Probate, AL  
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STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned, a Notary Public in and for said county in said state, do hereby certify that SUE MIKUL, who is known to me, and after being duly sworn, deposes and says that she has read the foregoing, understands the contents thereof, and that the same is true and correct to the best of her information, knowledge, and belief.

This 20 day of December, 2024.

Kimberly  
Notary Public

My Commission Expires: 3-8-28

SEAL





# Real Estate Sales Validation Form

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

Grantor's Name Sue Miller  
Mailing Address 1030 Thrash Road  
Clanton, AL 35045

Grantee's Name Matthew Whitney Owens  
Mailing Address 133 Dallas Lane  
Montevallo, AL 35115

Property Address 3100 Highway 17  
Montevallo, AL 35115

Date of Sale \_\_\_\_\_

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_


or

Assessor's Market Value \$ 285,450.00

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

  
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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 4/11/2025

Unattested

(verified by)

Print Whitney Owens

Sign Whitney Owens

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1