

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:
Michael Venable
3343 Chelsea Rd
Columbiana AL
35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **EIGHTY THOUSAND DOLLARS AND ZERO CENTS (\$80,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***William Allen Venable, Jr. a married man (herein referred to as Grantors)***, grant, bargain, sell and convey unto, ***Michael Venable (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.

No part of the homestead of the Grantor herein or spouse.

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 21st day of April, 2025.

William Allen Venable, Jr.
William Allen Venable, Jr.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***William Allen Venable***, 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 21st day of April, 2025.

April Clark

Notary Public
My Commission Expires: 8-19-28

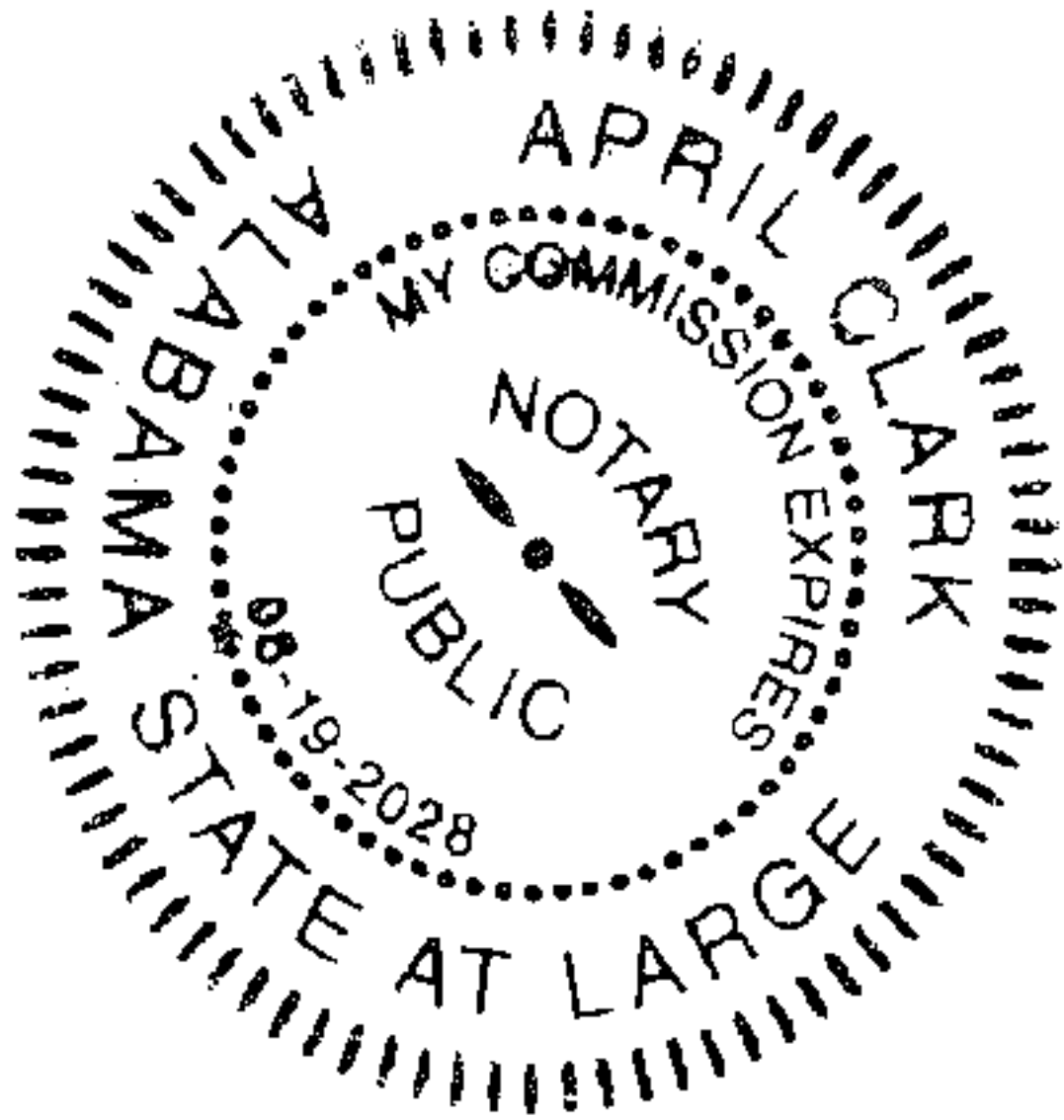


EXHIBIT A—LEGAL DESCRIPTION

Parcel 1

Commence at the Northeast corner of the SE¼ of the NE¼ of Section 4, Township 22 South, Range 1 East and run thence Southerly along the East line of said quarter-quarter section a distance of 611.53 feet to a point on the Northerly right-of-way line of Shelby County Highway No. 77; thence turn 63 deg. 09 min. 27 sec. to the right and run Southwesterly along said right-of-way line a distance of 198.64 feet to the point of beginning of the property being described; thence continue along last described course a distance of 271.14 feet to a point; thence turn 105 deg. 20 min. 44 sec. to the right and run North-Northwesterly a distance of 351.33 feet to a point; thence turn 78 deg. 55 min. 27 sec. to the right and run Northeasterly a distance of 337.31 feet to a point; thence turn 112 deg. 29 min. 39 sec. to the right and run Southerly a distance of 351.33 feet to the point of beginning. Containing 2.31 acres and marked on each corner with a steel pin as shown on the plat represented by small open circles.

Parcel 2

Lot 315, according to the Survey of Alabama Power Company Recreational Cottage Site Sector 3, as recorded in Map Book 22, Page 51 A, B and C, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/21/2025 02:04:33 PM
\$108.00 JOANN
20250421000118010

Allen S. Beyl

Real Estate Sales Validation Form

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

Grantor's Name William Allen Venable
 Mailing Address 701 Mostellers Dr.
Shelby AL
35143

Grantee's Name Michael Venable
 Mailing Address 3363 Chelsea Rd
Columbiana, AL
35051

Property Address 1705 Hwy 77
Columbiana, AL
35051

Date of Sale 4-21-25
 Total Purchase Price \$ 80,000.00

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 4-21-25

Print Mike T. Harrison
 Sign Mike T. Harrison
 (Grantor/Grantee/Owner/Agent) circle one

Unattested _____
 (verified by)