


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
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P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Ashton Shirley


20250421000118060 1/3 \$88.00
Shelby Cnty Judge of Probate, AL
04/21/2025 02:14:03 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SIXTY THOUSAND DOLLARS AND ZERO CENTS (\$60,000.00)**, 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, **Ashton Shirley (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, 2024.
- 2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantors herein or spouse, if any.
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.

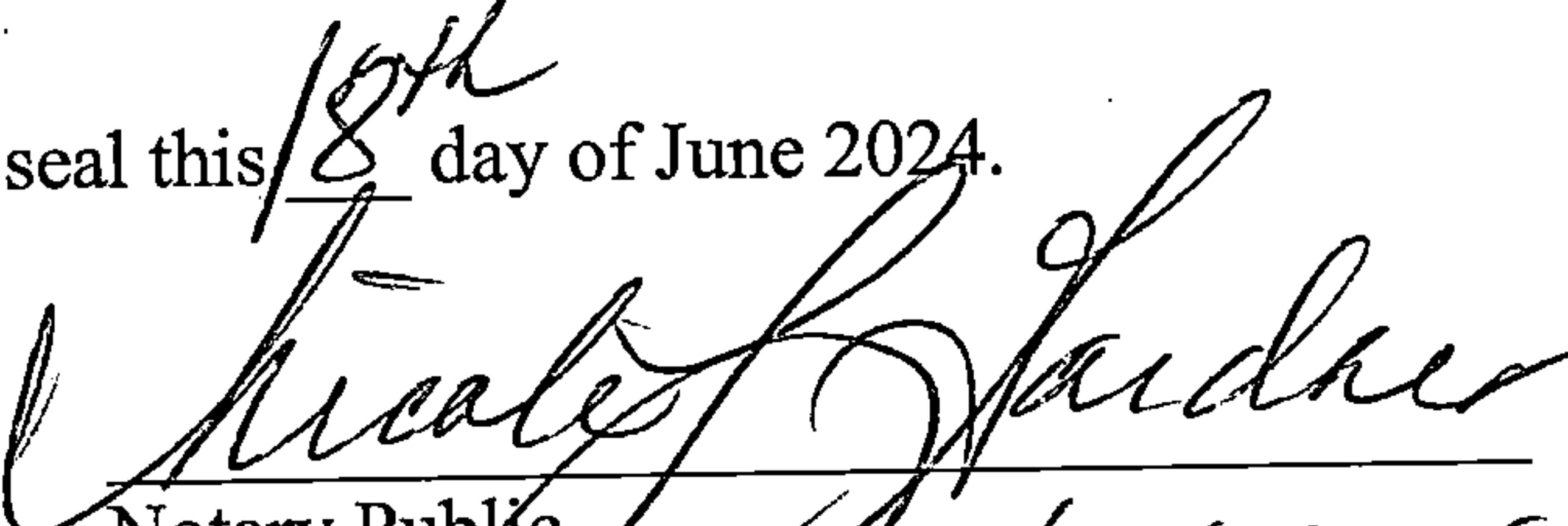
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18th day of June, 2024.

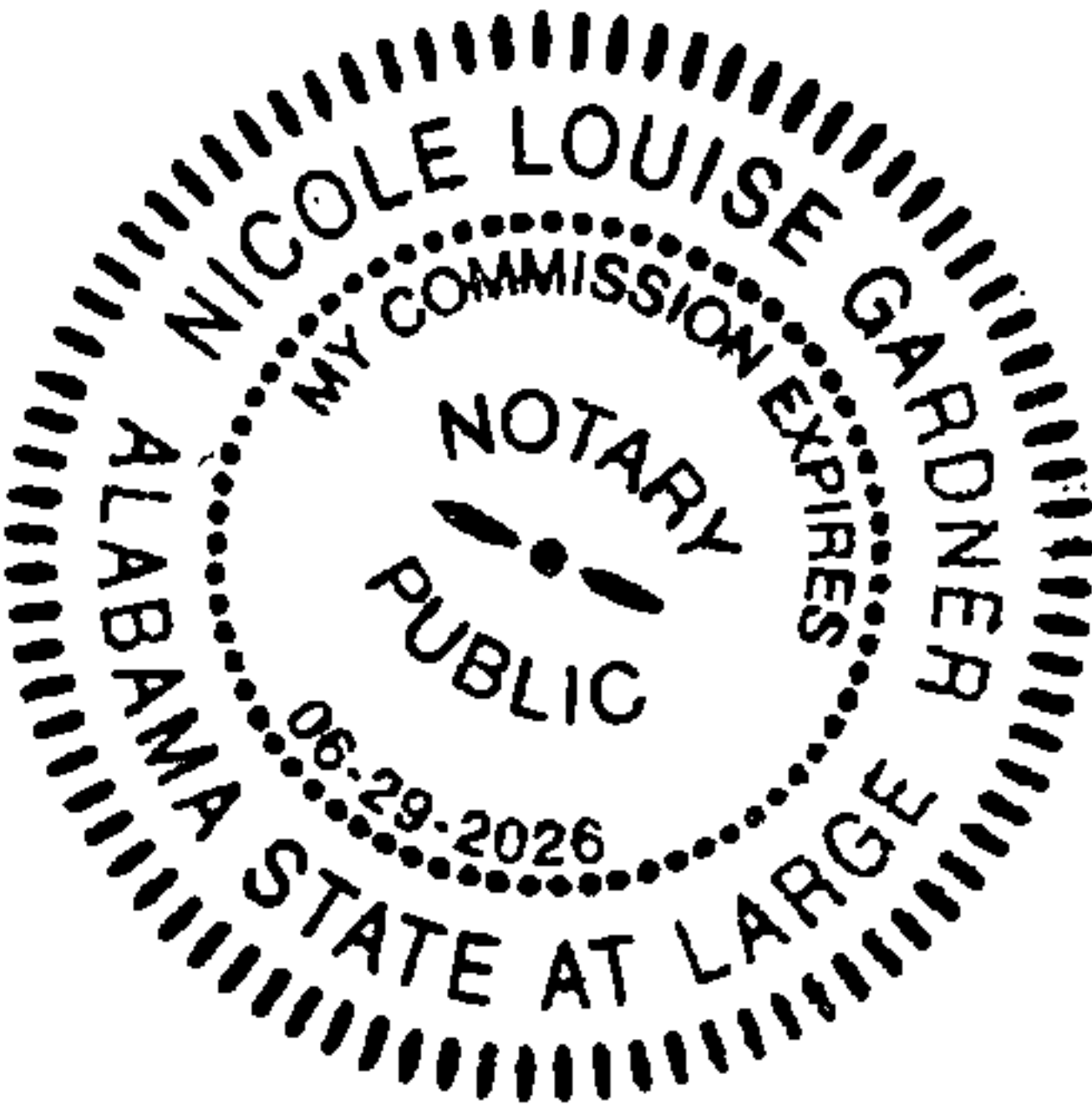

William Allen Venable, Jr.

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, Jr.**, whose names 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of June 2024.


Notary Public
My Commission Expires: 6-29-26



Shelby County, AL 04/21/2025
State of Alabama
Deed Tax: \$60.00

Exhibit "A"- Legal Description



20250421000118060 2/3 \$88.00
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PARCEL 1

BEGIN at the NW Corner of the SW 1/4 of the SE 1/4 of Section 15, Township 22 South, Range 1 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N 02° 17' 20" E, a distance of 1057.78 feet to a point on the Southwesterly R.O.W. line of Shelby County Highway 42, 80 ft. R.O.W.; thence S 52° 37' 20 " E and along said R.O.W. line a distance of 600.00 feet; thence S 37° 22' 40" W and leaving said R.O.W. line a distance of 154.84 feet; thence S 02° 03' 57" W, a distance of 1762.51 feet to a point on the Northerly R.O.W. line of abandoned Louisville-Nashville Railroad, 100 ft. R.O.W.; thence N 66° 55' 43" W and along said R.O.W. line a distance of 433.00 feet; thence N 02 ° 03' 57" E and leaving said R.O.W. line a distance of 1022.69 feet to the POINT OF BEGINNING.

Said Parcel containing 18.87 acres, more or less.

PARCEL 2

BEGIN at the SW Corner of the SW 1/4 of the SE 1/4 of Section 15, Township 22 South, Range 1 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N 02° 03' 57" E a distance of 199.88 feet to a point on the Southerly R.O.W. line of abandoned Louisville-Nashville Railroad, 100 ft. R.O.W.; thence S 66° 55' 43" E and along said R.O.W. line a distance of 539.62 feet; thence N 88° 40' 03" W and leaving said R.O.W. line a distance of 503.80 feet to the POINT OF BEGINNING.

Said Parcel containing 1.16 aces, more or less.

PARCEL 1 and PARCEL 2 are according to survey and plat of Rodney Y. Shiflett, Ala. Reg. No. 21784, dated December 13, 2013..

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 Grantee's Name Ashton Shirley
 Mailing Address 701 Mastellers Dr Mailing Address 14744 Hwy 42
Shelby AL 35143 Shelby AL 35143

Property Address 14744 Hwy 42 Date of Sale 6-18-24
Shelby AL 35143 Total Purchase Price \$ 60,000.00



20250421000118060 3/3 \$88.00
 Shelby Cnty Judge of Probate, AL
 04/21/2025 02:14:03 PM FILED/CERT

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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ 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 6-18-24 Print Ashton Shirley
 _____ Sign Ashton Shirley
 _____ (Grantor/Grantee/Owner/Agent) circle one
 _____ Unattested _____ (verified by)