

This instrument was prepared by
Cassy L. Dailey
Attorney at Law
3156 Pelham Parkway, Suite 2
Pelham, Alabama 35124

Send Tax Notice to:
Richard Lutz
288 Hwy 255
Montevallo, AL 35115

Actual Value: \$10,220.00

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Betty Dailey, an unmarried woman, Kenneth Earl Dailey, a married man, Steven Lloyd Dailey, a married man, Anita Dailey Thompson, a married woman, Carla Dailey Irwin, a married woman, and Gregory Wayne Dailey, an unmarried man, being the sole heirs and next-of-kin of Charles Dailey, deceased, and Betty Dailey, an unmarried woman, Individually** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Richard Lutz** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Beginning at the NE corner of the NE 1/4 of the NE 1/4 of Section 3, Township 22, South, Range 4 West, and running West 140 yards to starting point, thence running South 70 yards, thence West 70 yards, thence West 70 yards, thence North 70 yards, thence East 70 yards to point of beginning, containing one acre more or less.

REFERENCE IS HEREBY MADE TO THE HEIRSHIP AFFIDAVIT HERETO ATTACHED AS EXHIBIT “A”, SAME OF WHICH IS FULLY INCORPORATED HEREWITH.

REFERENCE IS HEREBY MADE TO THE DISINTERESTED PARTY AFFIDAVITS HERETO ATTACHED AS EXHIBIT B, SAME OF WHICH IS FULLY INCORPORATED HEREWITH.

The above-described property does not constitute the homestead of any married grantor, nor that of any respective spouse, neither is it contiguous thereto.

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 grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

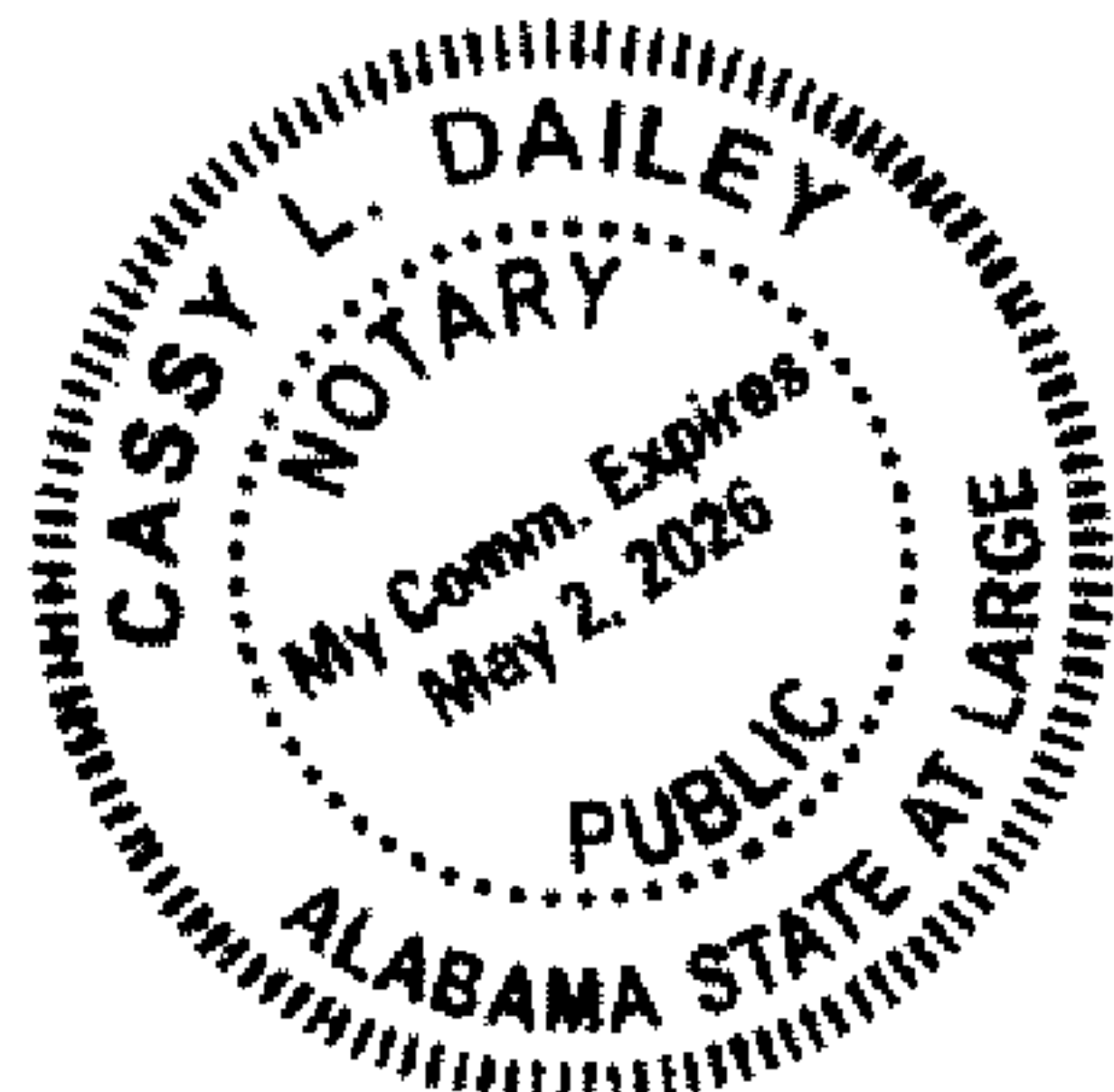
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 12th day of December, 2024.

Betty Dailey
 Betty Dailey, as heir and individually

STATE OF ALABAMA)
 COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Betty Dailey**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of December, 2024.



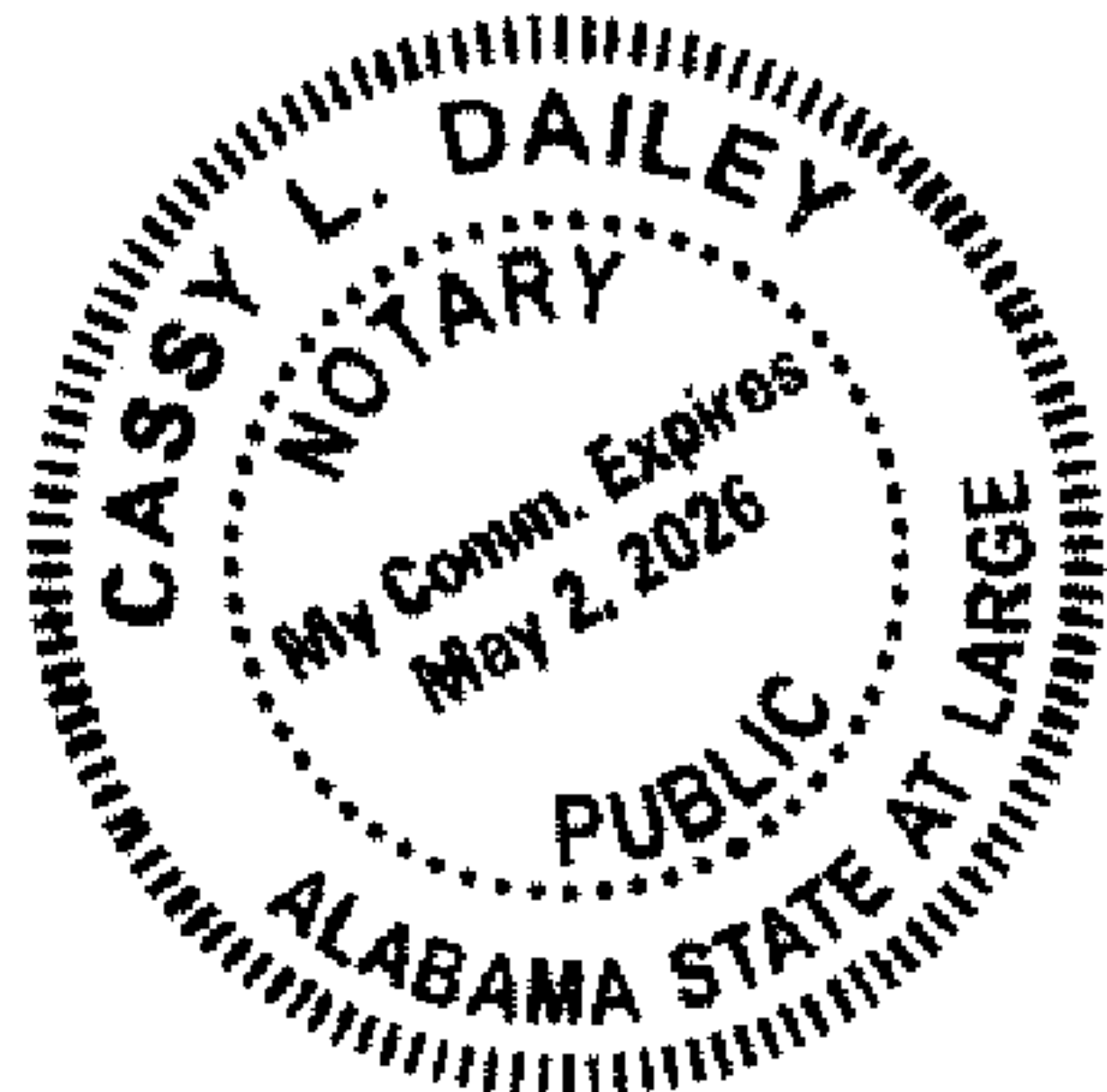
Cassy L. Dailey
 Notary Public
 My commission expires: 5-2-26

Kenneth Earl Dailey
 Kenneth Earl Dailey

STATE OF ALABAMA)
 COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kenneth Earl Dailey**, 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 12th day of December, 2024.



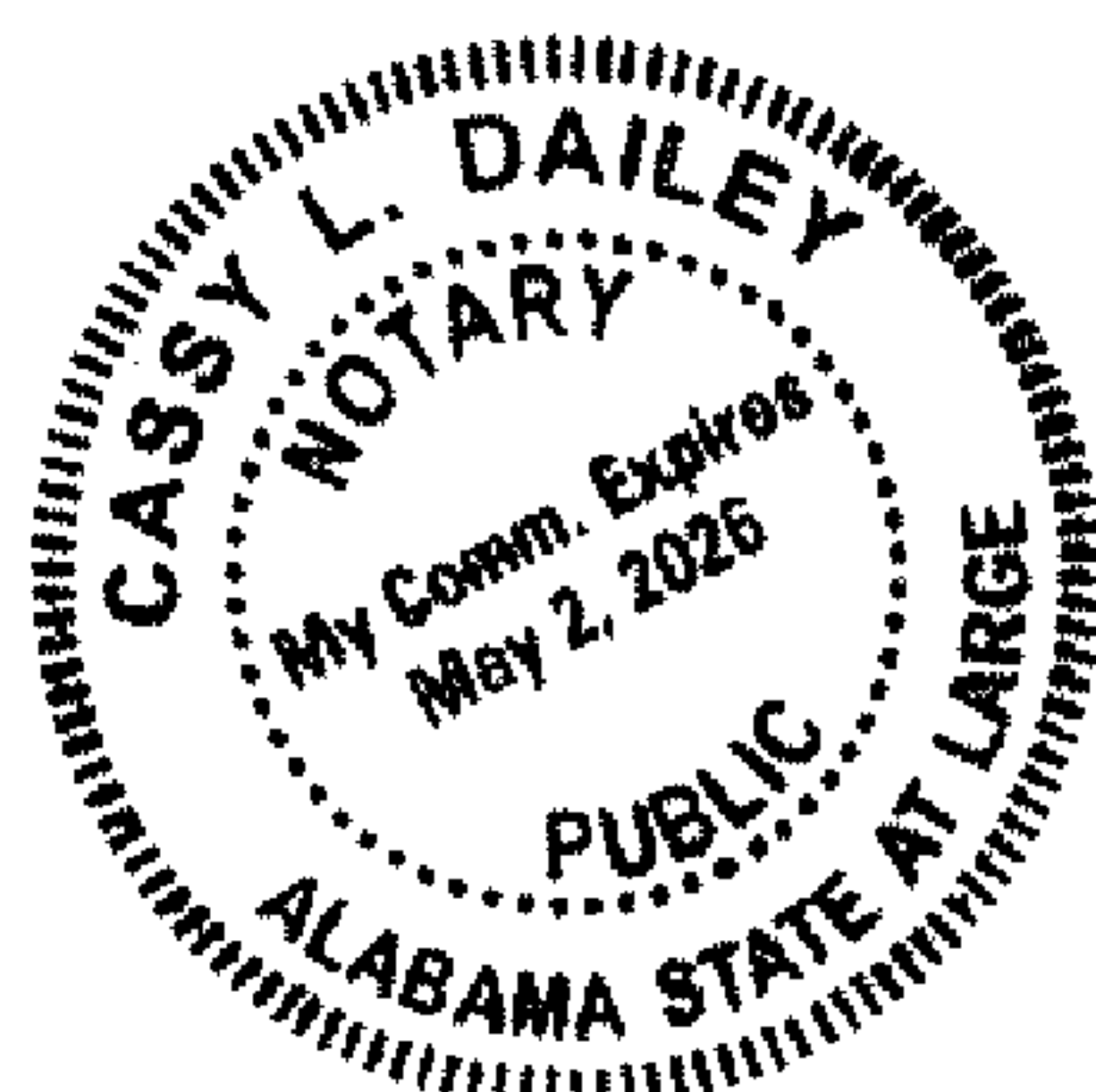
Cassy L. Dailey
 Notary Public
 My commission expires: 5-2-26

Steven Lloyd Dailey
 Steven Lloyd Dailey

STATE OF ALABAMA)
 COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Steven Lloyd Dailey**, 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 12th day of December, 2024.



Cassy L. Dailey
 Notary Public

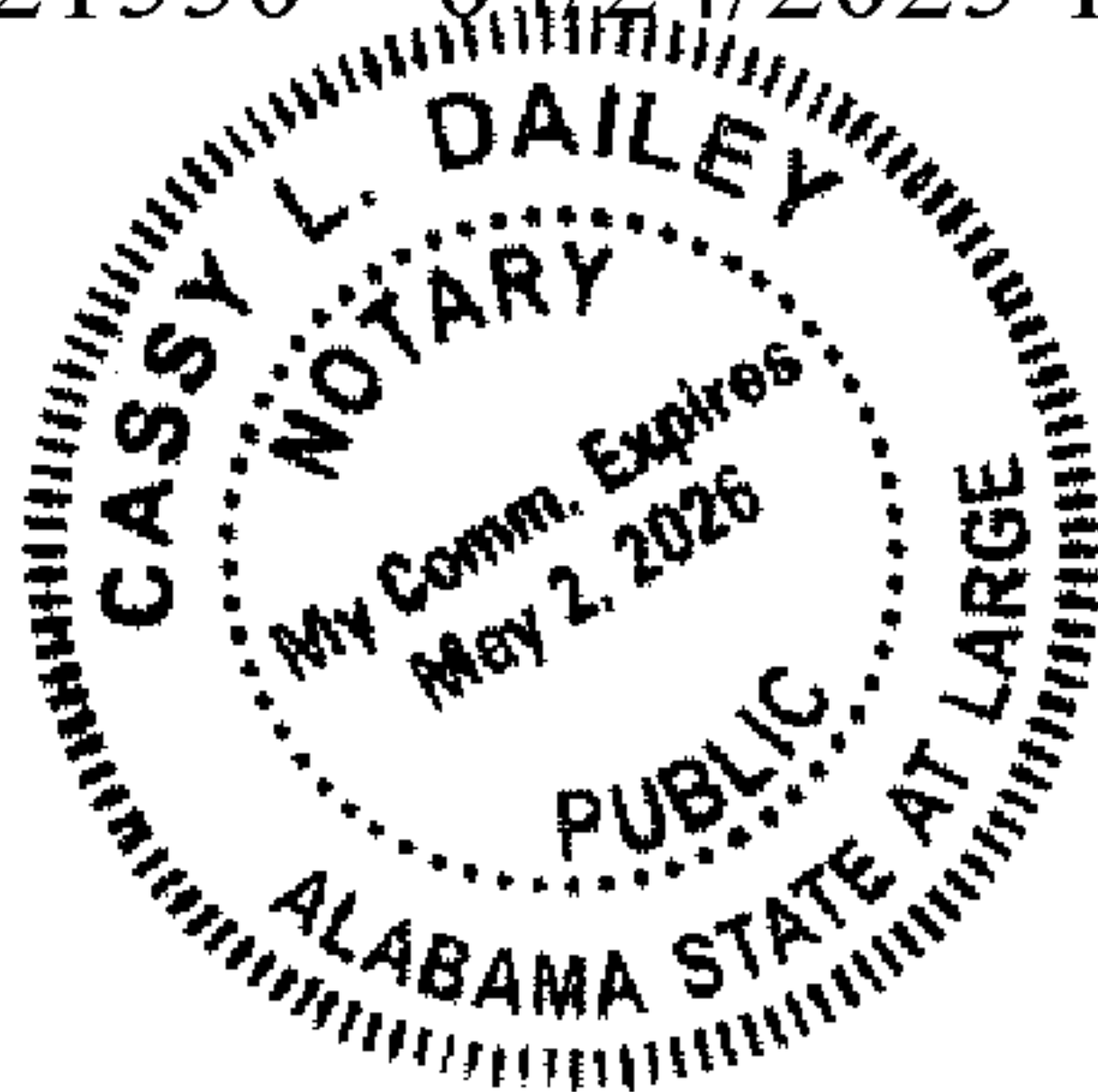
Anita Dailey Thompson
 Anita Dailey Thompson

STATE OF ALABAMA)
 COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Anita Dailey Thompson**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of December, 2024.

Cassy L. Dailey
 Notary Public

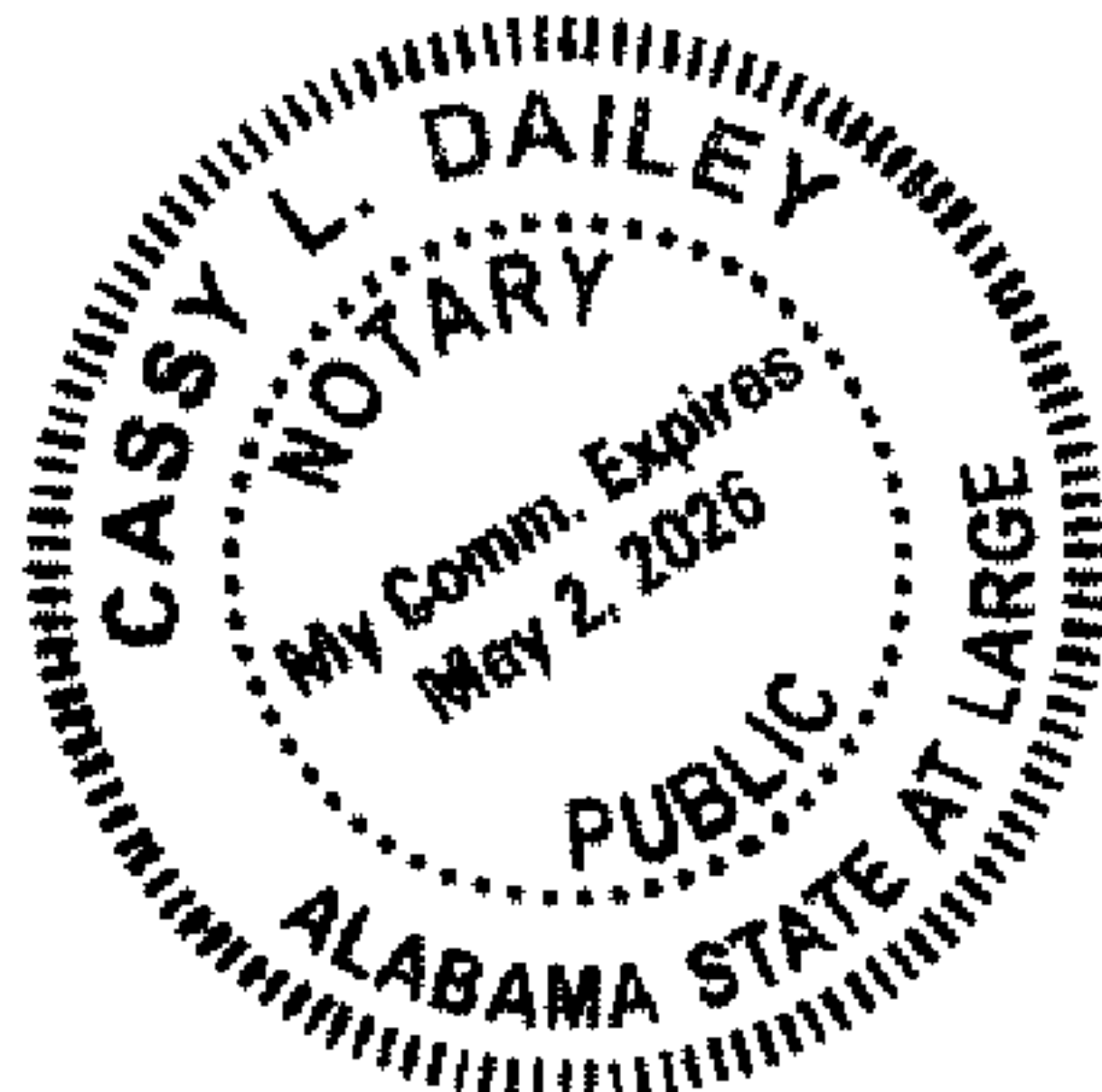




Carla Dailey Irwin

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Carla Dailey Irwin**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of December, 2024.

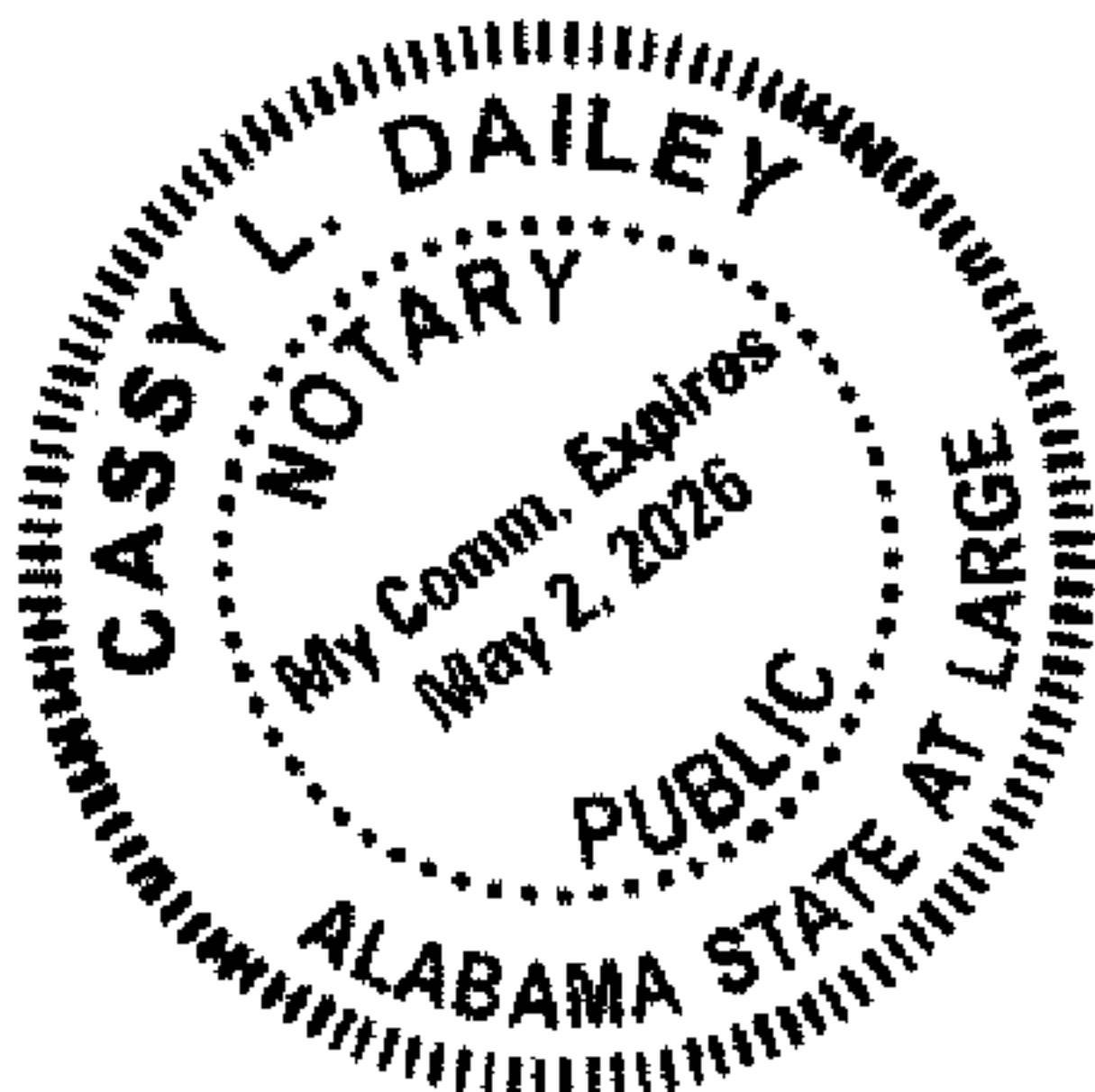


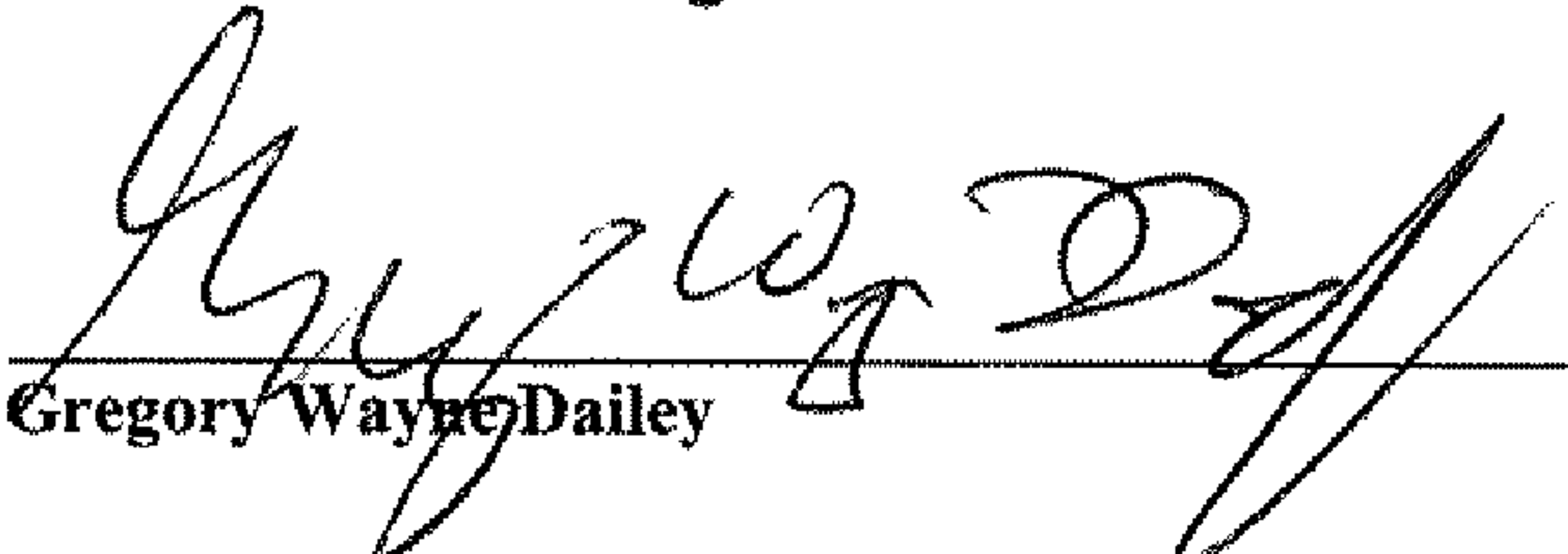

Notary Public

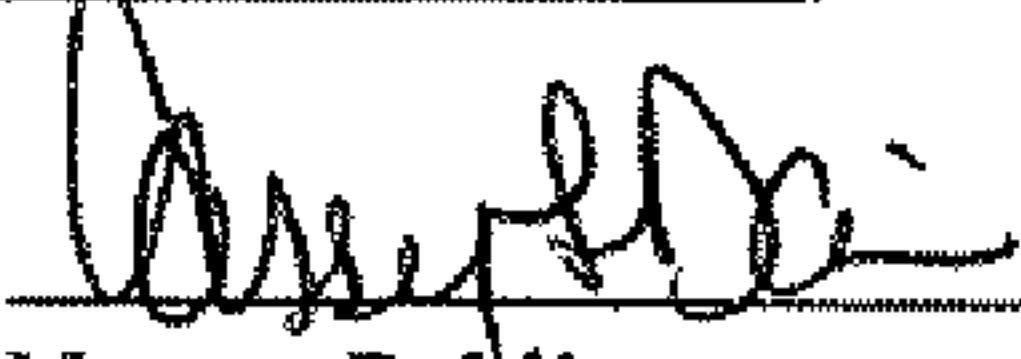
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Gregory Wayne Dailey**, 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 12th day of December, 2024.




Gregory Wayne Dailey


Notary Public

STATE OF ALABAMA
COUNTY OF SHELBY

HEIRSHIP AFFIDAVIT

COME NOW, **Betty Dailey, Kenneth Earl Dailey, Steven Lloyd Dailey, Anita Dailey Thompson, Carla Dailey Irwin, and Gregory Wayne Dailey**, as "Affiants" herein, and after first having been duly sworn, said Affiants do hereby depose and say as follows:

1. That the Affiants have personal knowledge of the facts stated herein, said Affiants are over the age of nineteen (19) years, said Affiants are of sound mind and competent to execute this Affidavit.
2. Warranty Deed from Milford E. Dailey and spouse, Dorothy Dailey to Charles Dailey and Betty Dailey dated January 27, 1968 recorded in Book 251, Page 896, in the Probate Office of Shelby County, Alabama.

The above referenced real estate is hereinafter described, as follows:

Beginning at the NE corner of the NE 1/4 of the NE 1/4 of Section 3, Township 22, South, Range 4 West, and running West 140 yards to starting point, thence running South 70 yards, thence West 70 yards, thence West 70 yards, thence North 70 yards, thence East 70 yards to point of beginning, containing one acre more or less.

3. On or about March 28, 2014, Charles Dailey died, and his estate was not probated and there are no intentions to probate the Last Will and Testament in the State of Alabama.
4. Upon the date of the decease of Charles Dailey, he left the following heirs and next-of-kin to survive them:

Betty Dailey – Wife

Address: 239 Highway 255, Montevallo, AL 35115

Kenneth Earl Dailey – Son

Address: 171 Crawford Drive Centerville AL
35042

Steven Lloyd Dailey - Son

Address: 239 Highway 255, Montevallo, AL 35115

Anita Dailey Thompson- Daughter

Address: 80 Gable Lane, Montevallo, AL 35115

Carla Dailey Irwin – Daughter

Address: 21450 Co. Rd 12 S. 1903 Foley AL 36535

Gregory Wayne Dailey – Son

Address: 239 Highway 255, Montevallo, AL 35115

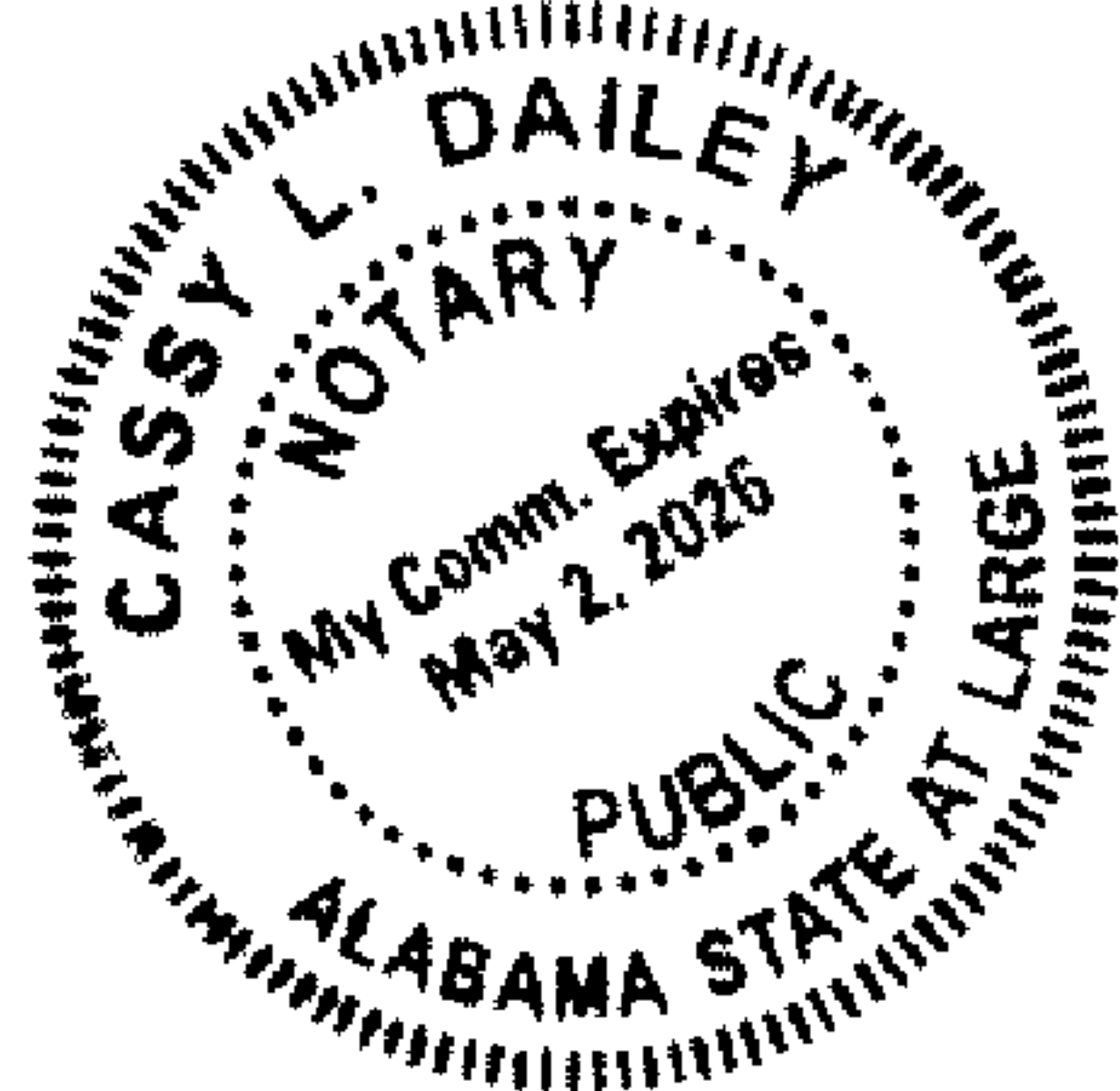
5. The above designated survivors, are the only heirs and next of kin of Charles Dailey, are over the age of nineteen (19) years, and of sound mind. Furthermore, Charles Dailey left to survive him no other natural children, adopted children, or survivors thereof.
6. All debts and charges against the estates of Charles Dailey have heretofore been paid and satisfied.

Betty Dailey
 Betty Dailey, as heir and individually

STATE OF ALABAMA)
 COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Betty Dailey**, whose name is signed to the foregoing heirship affidavit, and who is known to me, acknowledged before me on this day, that being informed of the contents of the affidavit, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of December, 2024.



Cassy L. Dailey
 Notary Public

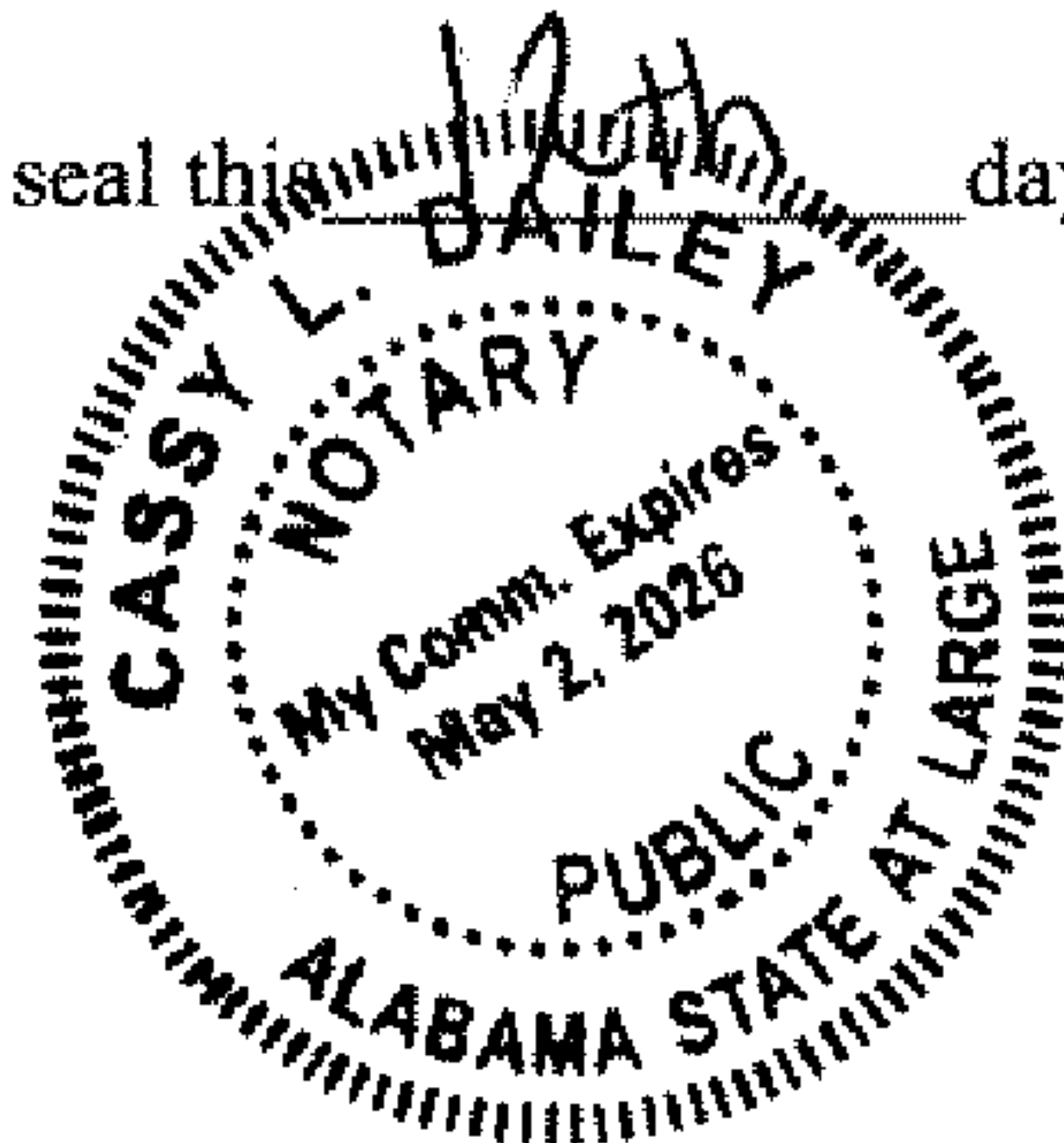
My commission expires: 5-2-26

Kenneth Earl Dailey
 Kenneth Earl Dailey

STATE OF ALABAMA)
 COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kenneth Earl Dailey**, whose name is signed to the foregoing heirship affidavit, and who is known to me, acknowledged before me on this day, that being informed of the contents of the affidavit, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of December, 2024.



Cassy L. Dailey
 Notary Public

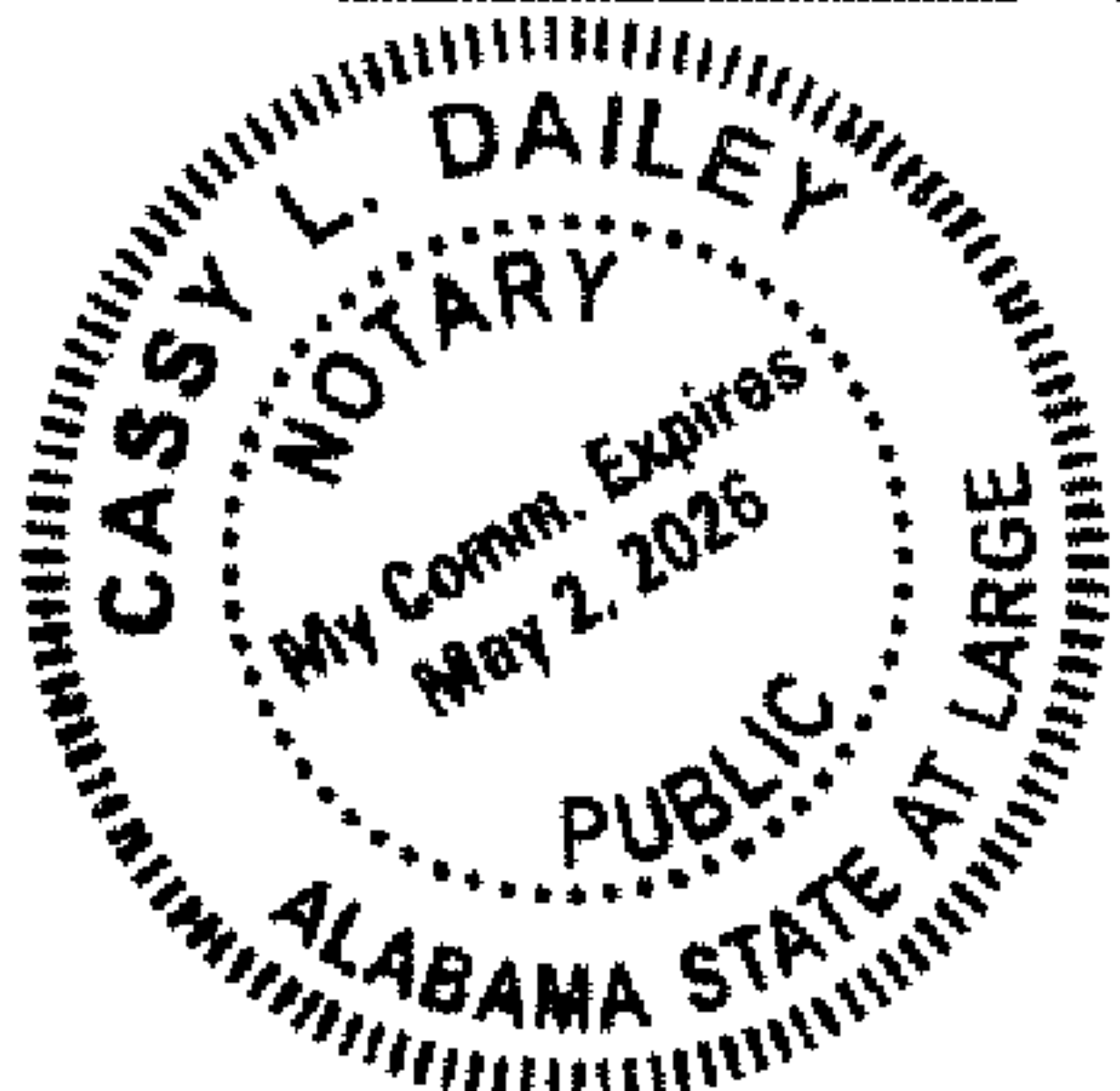
My commission expires: 5-2-26

Steven Lloyd Dailey
 Steven Lloyd Dailey

STATE OF ALABAMA)
 COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Steven Lloyd Dailey**, whose name is signed to the foregoing heirship affidavit, and who is known to me, acknowledged before me on this day, that being informed of the contents of the affidavit, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of December, 2024.



Cassy L. Dailey
 Notary Public

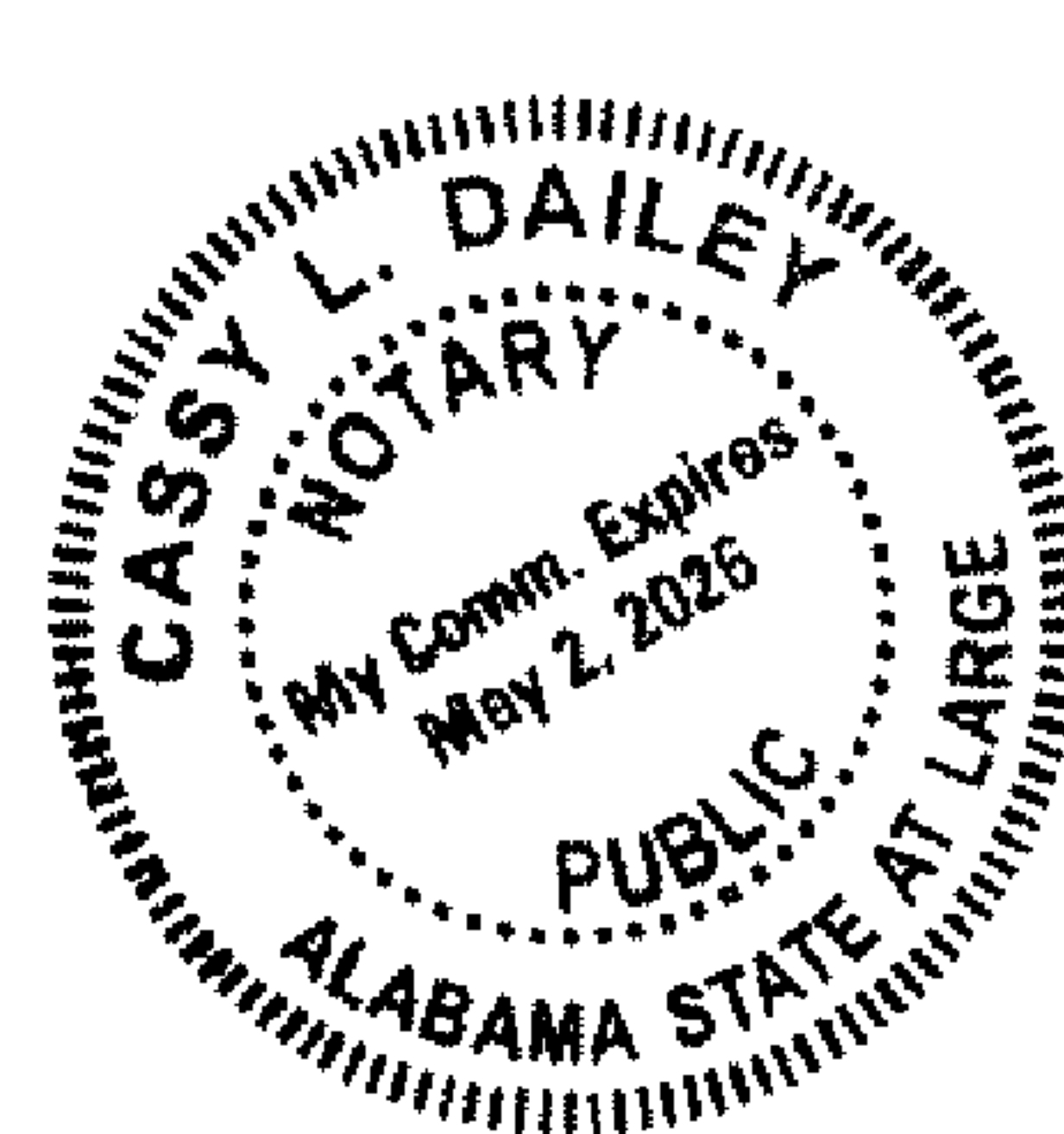
My commission expires: 5-2-26

Anita Dailey Thompson
 Anita Dailey Thompson

STATE OF ALABAMA)
 COUNTY OF SHELBY)

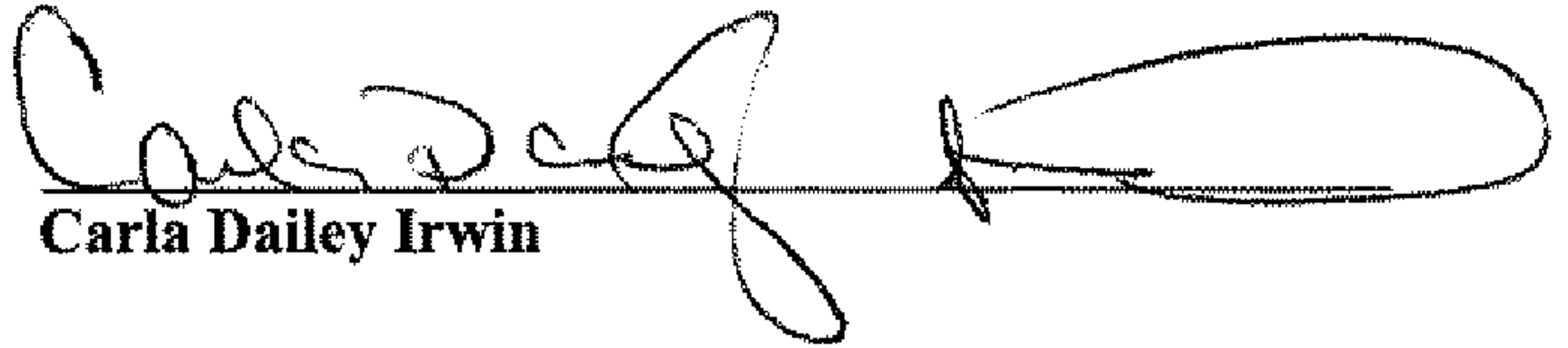
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Anita Dailey Thompson**, whose name is signed to the foregoing heirship affidavit, and who is known to me, acknowledged before me on this day, that being informed of the contents of the affidavit, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of December, 2024.



Cassy L. Dailey
 Notary Public

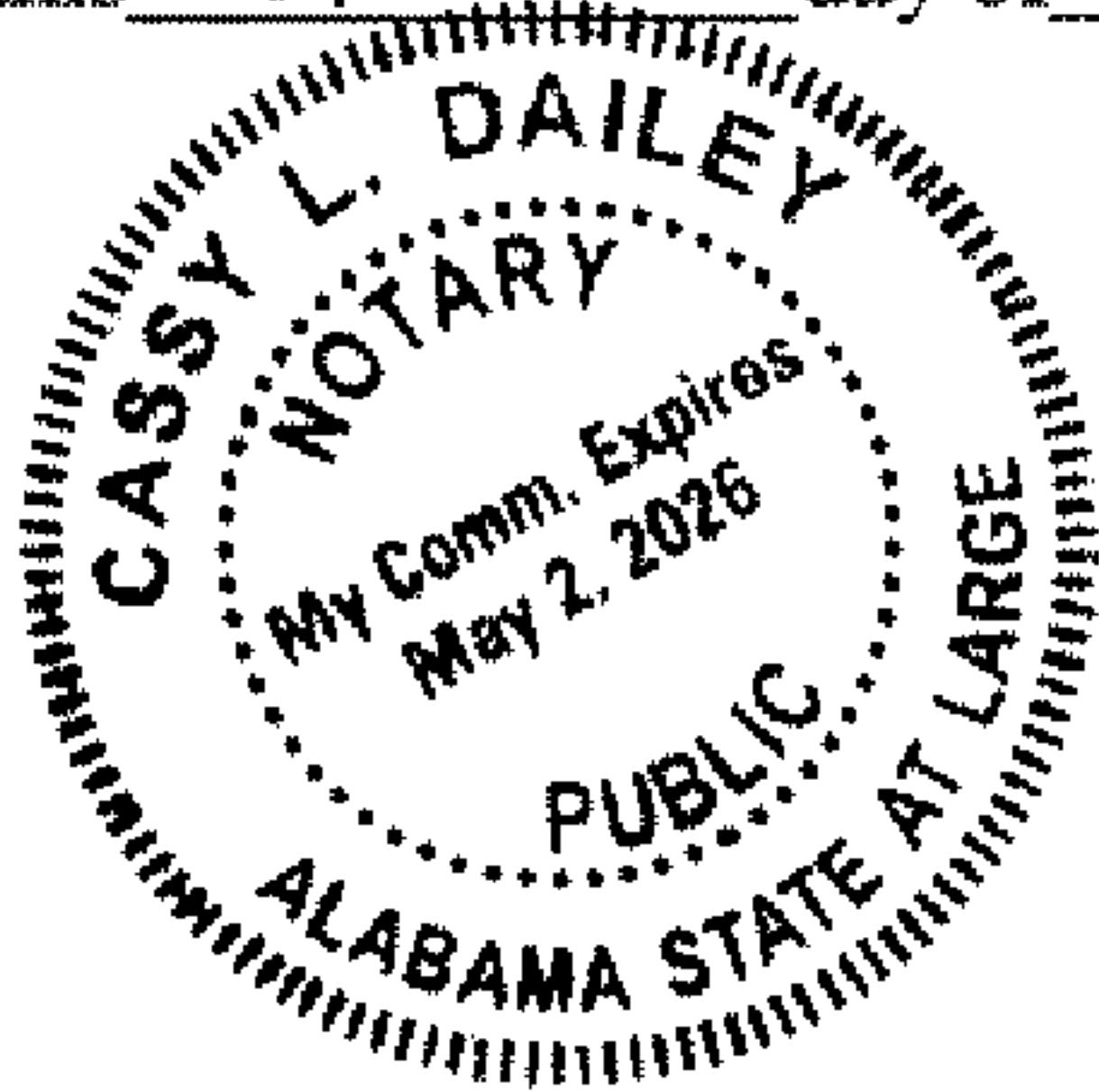
My commission expires: 5-2-26

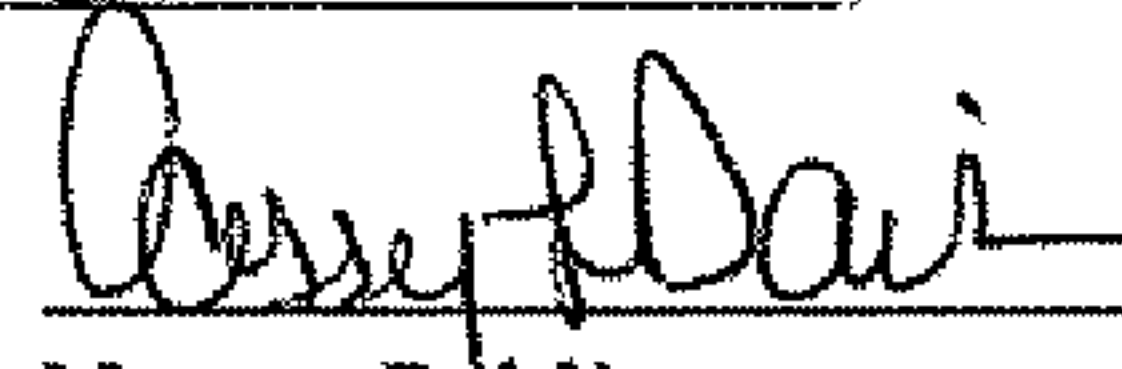
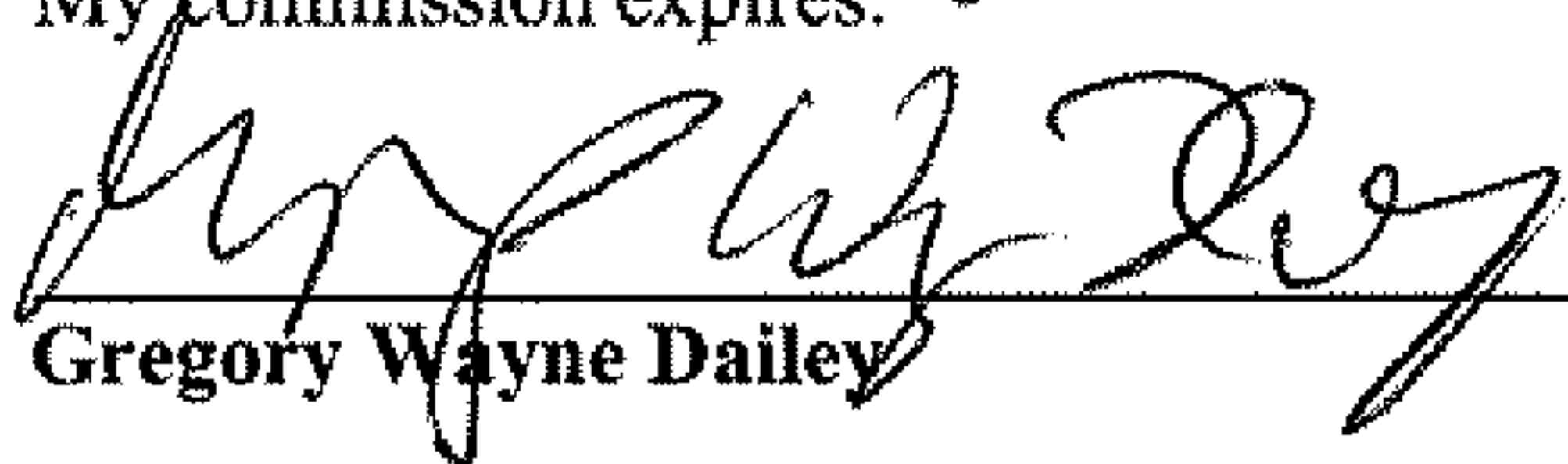

 Carla Dailey Irwin

STATE OF ALABAMA)
 COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Carla Dailey Irwin**, whose name is signed to the foregoing heirship affidavit, and who is known to me, acknowledged before me on this day, that being informed of the contents of the affidavit, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of December, 2024.

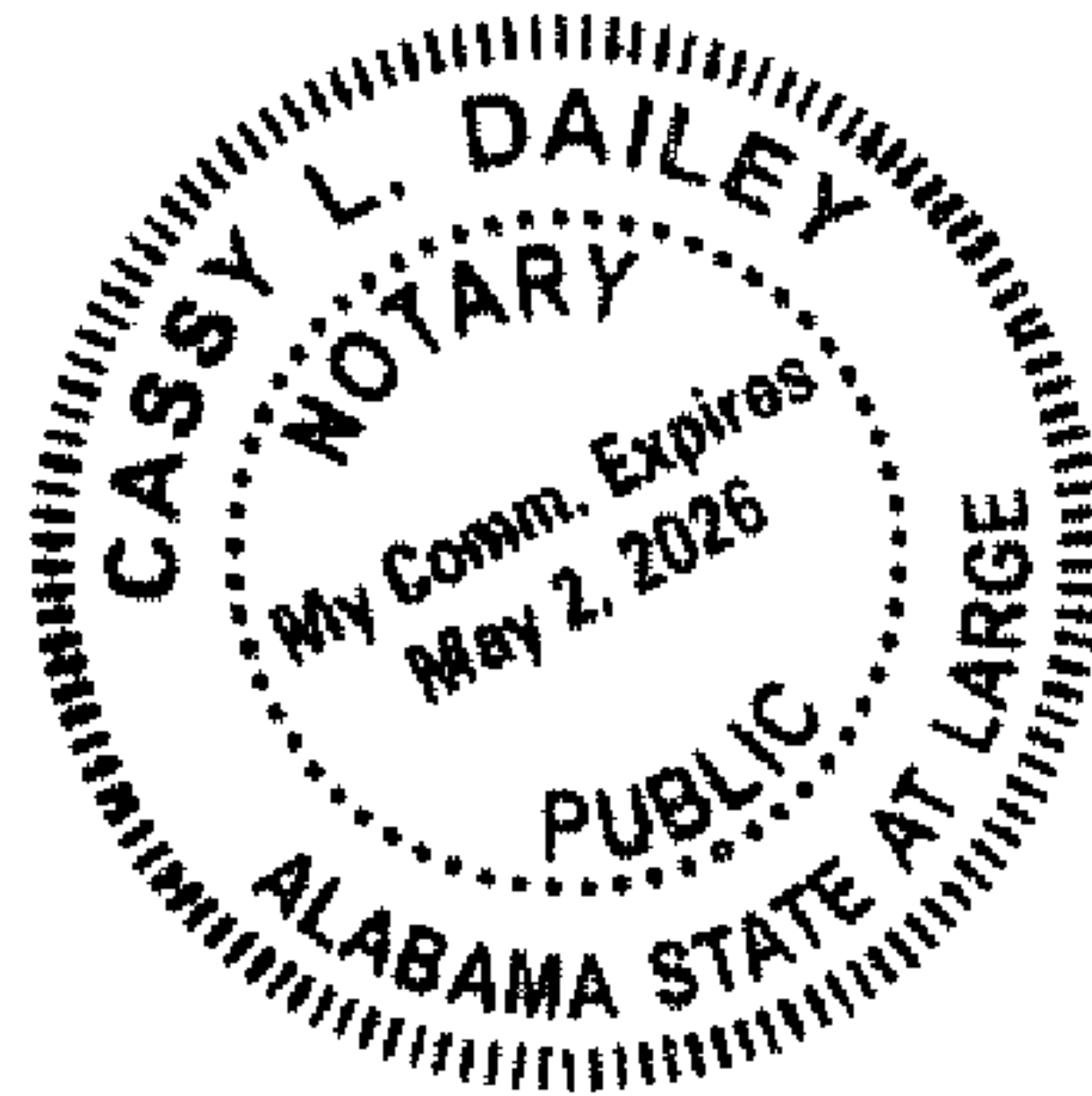


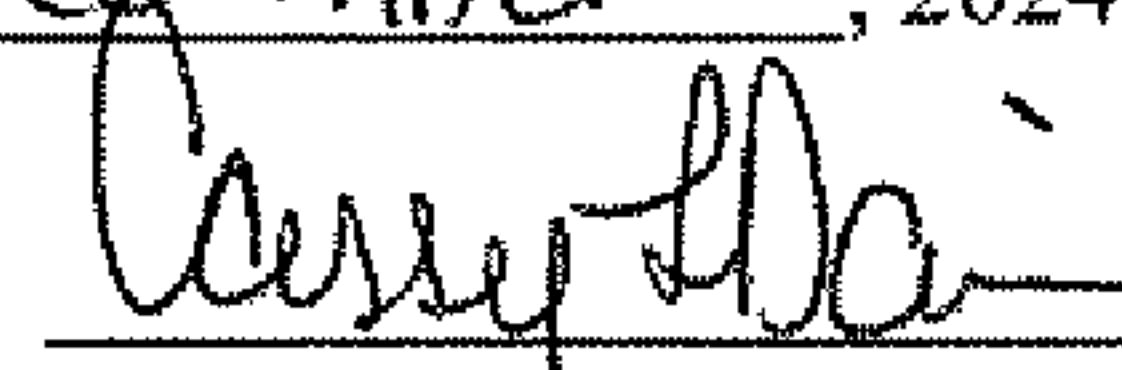

 Notary Public
 My commission expires: 5-2-26

 Gregory Wayne Dailey

STATE OF ALABAMA)
 COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Gregory Wayne Dailey**, whose name is signed to the foregoing heirship affidavit, and who is known to me, acknowledged before me on this day, that being informed of the contents of the affidavit, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of December, 2024.




 Notary Public
 My commission expires: 5-2-26

Property Address: 266 Highway 255, Montevallo, AL 35115
 Seller Address: 239 Highway 255, Montevallo, AL 35115
 Buyer Address: 288 Highway 255, Montevallo, AL 35115
 Assessor Value: \$10,220.00

AFFIDAVIT AS TO HEIRS

State of Alabama
County of Shelby

On this 12th day of December, 2024 before me personally appeared, the undersigned to me personally known, the undersigned, who being by me duly sworn, on oath say that Affiant is familiar with the family history of Charles Dailey, deceased having known the family for many years.

The purpose of this affidavit is to establish the heirs and next of kin of Charles Dailey under Section 43-8-41 et seq. of the Code of Alabama.

Charles Dailey died on March 28, 2014. Decedent died, and his estate was not probated and there are no intentions to probate the Last Will and Testament in the State of Alabama.

And Affiant further states that said deceased left surviving persons, as heirs or otherwise interested in the estate:

Name of widower: Betty Dailey

Children: Kenneth Earl Dailey, Steven Lloyd Dailey, Anita Dailey Thompson, Carla Dailey Irwin, and Gregory Wayne Dailey

Adopted children: NONE

Descendants of deceased children: NONE.

And Affiant further states that said descendants left no other children or adopted children or descendants of deceased or adopted children.

And that all of the above parties are of sound mind and over the age of nineteen years except the following: NONE

Names of minors: NONE

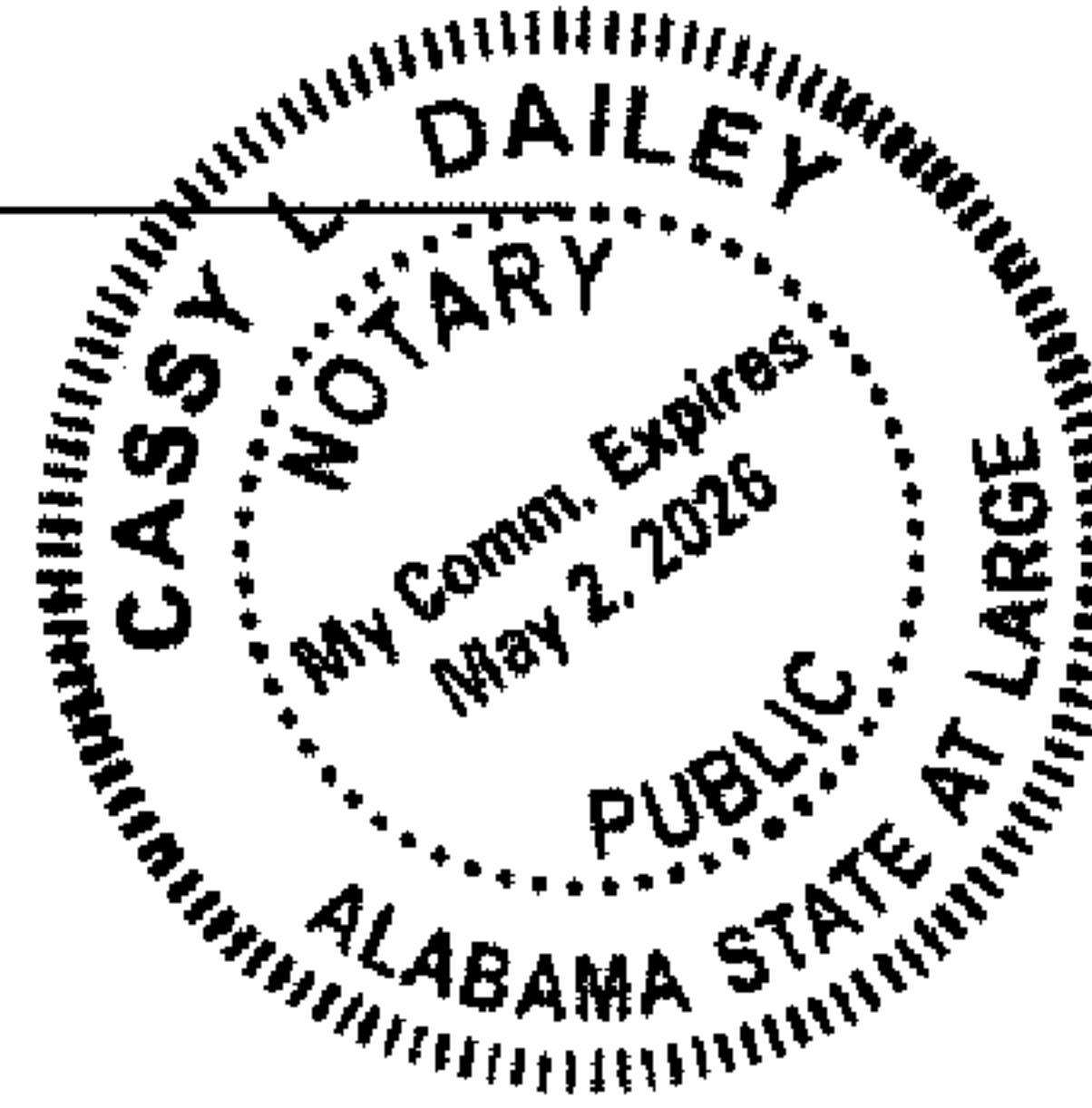
To the best of my knowledge the debts against said estate have been paid.

Floyd Randall Tibbs
Affiant (signature)

Floyd Randall Tibbs
5581 Hwy. 22
Montevallo, AL 35115
Address

Subscribed and sworn to before me on this 12th day of December 2024.

Cassy L. Dailey
Notary Public
My term expires: 5-2-26

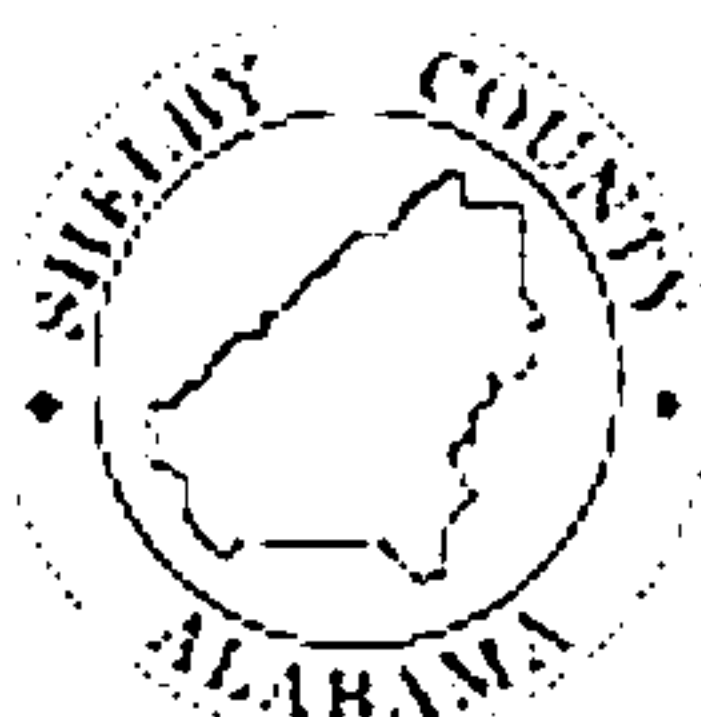
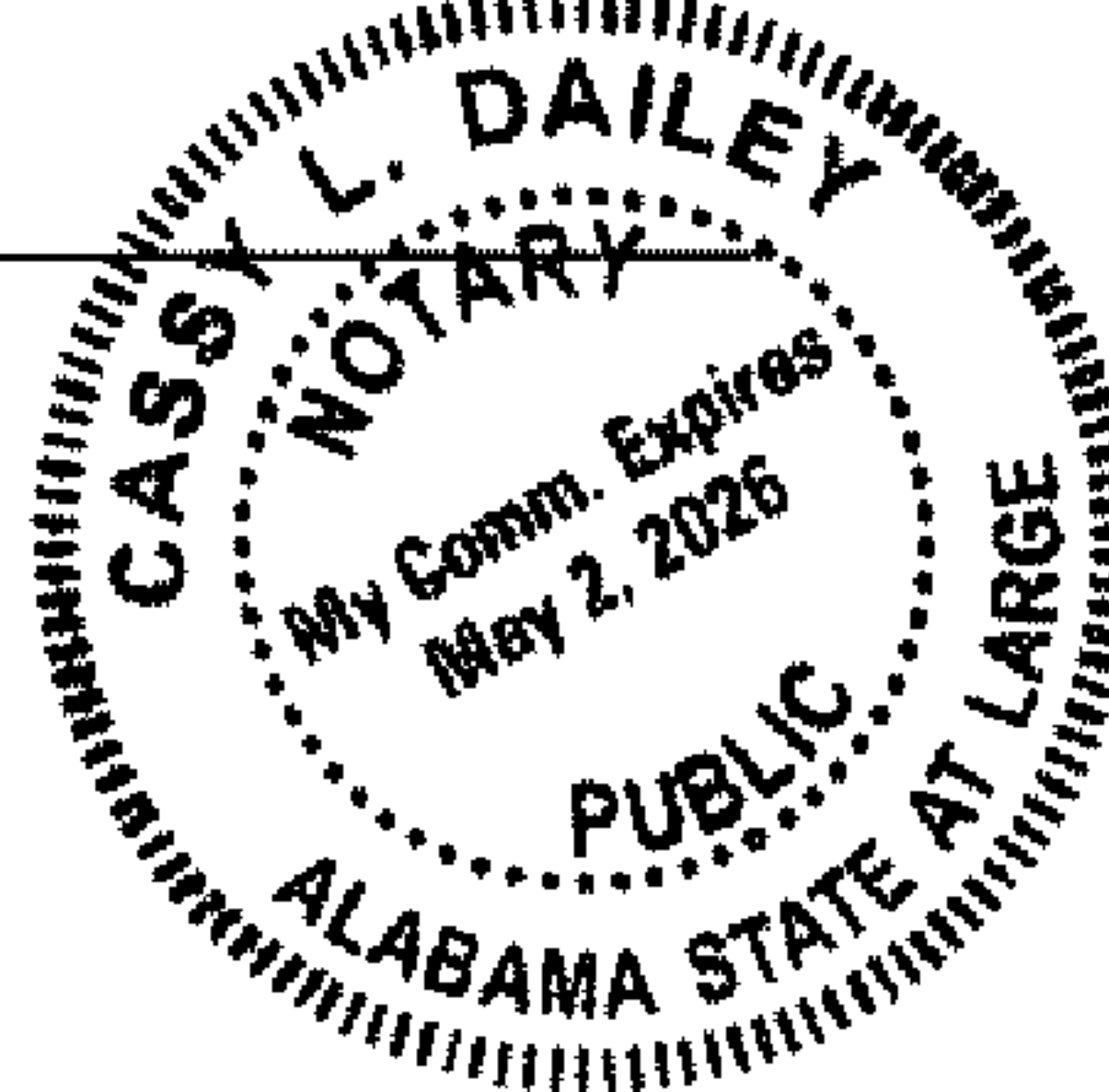


Janet Seaman
Affiant (signature)

Janet Seaman
#1 Hwy 25, Brierfield, AL
35085
Address

Subscribed and sworn to before me on this 12th day of December 2024.

Cassy L. Dailey
Notary Public
My term expires: 5-2-26



Allie S. Bayl