

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Bill W. Speight, Jr., and Jacqueline W. Speight
 6091 Joiner Town Rd
 Columbiana, AL 35051

STATE OF ALABAMA) **JOINT WITH RIGHT OF SURVIVORSHIP**
) **WARRANTY DEED**
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE MILLION THIRTY-FIVE THOUSAND EIGHT HUNDRED TWO AND 35/100 DOLLARS (\$1,035,802.35) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **WRIGHT HOMES, INC., an Alabama corporation** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **BILL W. SPEIGHT, JR., and JACQUELINE W. SPEIGHT, husband and wife** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

\$1,035,802.35 of the above-recited consideration is being paid in cash.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantor, for said Grantor, its heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and its heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this the 25th day of April, 2025.

WRIGHT HOMES, INC.

By: Jeremy R. Wright SS PRESIDENT
Its: President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **JEREMY R. WRIGHT, as President of WRIGHT HOMES, INC.**, 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 instrument, he, as said officer, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25th day of April, 2025.

~~NOTARY PUBLIC~~
My commission expires:

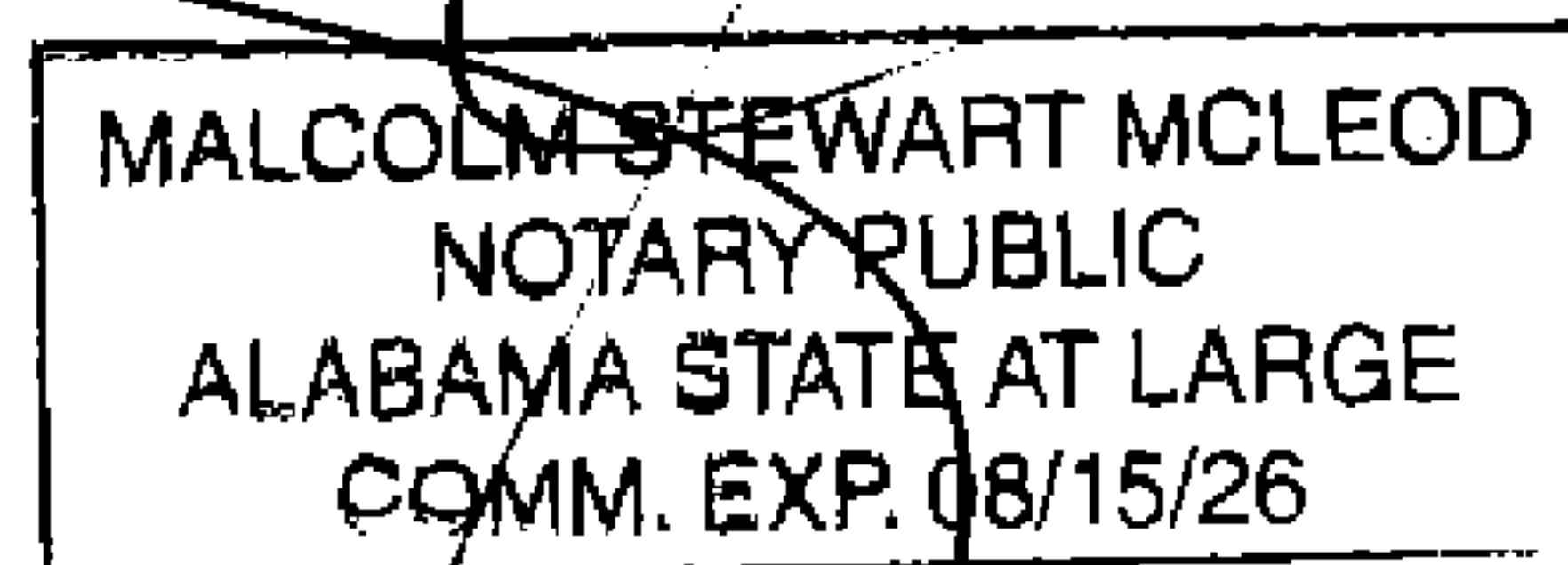


Exhibit A

Legal Description

Commence at a concrete monument in place being the Southeast corner of Section 1, Township 21 South, Range 2 West, Shelby County, Alabama; thence proceed North 89°03'03" West along the South boundary of Section 1 and is also the North boundary of Section 12, Township 21 South, Range 2 West for a distance of 660.78 feet to a concrete monument in place, said point being the point of beginning. From this beginning point proceed South 60°37'32" West for a distance of 753.05 feet (set ½" rebar CA-0114-LS); thence North 15°23'13" West for a distance of 1179.28 feet (set ½" rebar CA-0114-LS) to a point on the Southerly right of way of said road; thence proceed Southeasterly along the Southerly right of way of said road and along the curvature of a concave curve right having an arc length of 96.38 feet and a radius of 372.21 feet; thence proceed Southeasterly along the Southerly right of way of said road and along the curvature of said curve for a chord bearing and distance of South 86°23'53" East, 96.12 feet to the P.T. of said curve; thence proceed South 78°58'47" East along the Southerly right of way of said road for a distance of 172.82 feet to the P.C. of a concave curve left having an arc length of 582.47 feet and a radius of 455.64 feet; thence proceed Northeasterly along the Southerly right of way of said road and along the curvature of said curve for a chord bearing and distance of North 64°23'54" East, 543.61 feet to the P.T. of said curve; thence proceed North 27°46'35" East along the Southerly right of way of said road for a distance of 110.57 feet to the P.C. of a concave curve right having an arc length of 215.40 feet and a radius of 379.75 feet for a chord bearing and distance of North 44°01'32" East, 212.52 feet (set ½" rebar CA-0114-LS); thence proceed South 00°39'57" East for a distance of 1214.18 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Southeast one-fourth and the Southwest one-fourth of the Southeast one-fourth of Section 1 and the Northeast one-fourth of the Northeast one-fourth and the Northwest one-fourth of the Northeast one-fourth of Section 12, Township 21 South, Range 2 West, Shelby County, Alabama.

LESS AND EXCEPT

A parcel of land situated in the SE ¼ of Section 1, Township 21 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows: Commence at the SE corner of Section 1, Township 21 South, Range 2 West, Shelby County, Alabama; thence N 89°03'03" W along the South Line of said 1/4 Section a distance of 660.78'; thence N 00°39'57" W a distance of 463.46' to the Point of Beginning; thence N 00°39'57" W a distance of 750.72' to a point on the southerly right of way line of Joinertown Road said point being the point of a non tangent curve to the left left with a radius of 379.75', and a central angle of 32°29'56", with a chord bearing of S 44°01'33" W, with a chord length of 212.52', thence along said curve an arc length of 215.40'; thence S 27°46'35" W a distance of 110.57' to the point of a curve to the right with a radius of 455.64', and a central angle of 44°50'03", with a chord bearing of S 50°11'35" W, with a chord length of 347.51', thence along said curve an arc length of 356.54'; thence S 17°23'23" E a distance of 295.55'; thence N 89°20'03" E a distance of 386.61' to the point of beginning.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name WRIGHT HOMES, INC.Grantee's Name BILL W. SPEIGHT, JR. and
JACQUELINE W. SPEIGHTMailing Address 6091 JOINER TOWN RD
COLUMBIANA, AL 35051Mailing Address 6091 JOINER TOWN RD
COLUMBIANA, AL 35051Property Address 6091 JOINER TOWN RD
COLUMBIANA, AL 35051Date of Sale April 25, 2025Total Purchase Price \$1,035,802.35

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 April 25, 2025Print Malcolm S. McLeodUnattestedSign (Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/28/2025 12:54:45 PM
 \$1067.00 PAYGE
 20250428000125530

Allen S. Bayl