This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law 101 West College Street Columbiana, AL 35051

File No.: S-25-30412

Send Tax Notice To: Joseph M Lide VI

WARRANTY DEED

State of Alabama

Know All Men by These Presents:

County of Shelby

That in consideration of the sum of One Hundred Fifty Thousand Dollars and No Cents (\$150,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged. I or we, **Dennis Porter,** a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Joseph M Lide VI, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2025 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

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

Dennis Porter is the sole heir of Gloria D. Porter, having died June 6, 2023.

\$151,515.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30π day of Dennis Porter

State of Alabama

County of Shelby

a Notary Public in and for the said County in said State, hereby certify that Dennis Porter, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30^{t} day of 000^{t}

Notary/Public, State of Alabama

My Commission Expires:

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL I:

A part of the NE 1/4 of SW 1/4 of Section 18, Township 22 South, Range 1 East, described as follows: Commencing at the NW corner of the NE 1/4 of SW 1/4 of said Section and run South 3 deg. 30 min, East along the East boundary of said 1/4-1/4 Section 519.96 feet for Point of Beginning of the lot herein described; thence continue Southerly along said 1/4-1/4 Section 94.71 feet; thence North 79 deg. 38 min. East 67.29 feet to a point on the West right-of-way line of County Highway #47; thence North 9 deg. 12 min. West along said right-of-way line 85.55 feet; thence run South 87 deg. 55 min. West 58.33 feet to the point of beginning.

PARCEL II:

Also, a part of the NW 1/4 of SW 1/4 of Section 18, Township 22 South, Range 1 East, described as follows:

Commencing at the NE corner of the NW 1/4 of SW 1/4 of Section 18, Township 22 South, Range 1 East and run South 3 deg. 30 min. East along the East boundary of said 1/4-1/4 Section 519.96 feet for Point of Beginning of the lot herein described; thence South 87 deg. 55 min. West 50 feet; thence South 3 deg. 30 min. East 110.04 feet; thence North 87 deg. 55 min. East 50 feet to a point on said boundary of said 1/4-1/4 Section; thence North 3 deg. 30 min. West along said East boundary of said 1/4-1/4 Section 110.04 feet to the point of beginning.

PARCEL III:

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Commence at the NE corner of NW 1/4 of SW 1/4 of Section 18, Township 22 South, Range 1 East; thence run South along the East line of said quarter-quarter Section a distance of 630.00 feet to point of beginning; thence South along the East line of said 1/4-1/4 Section a distance of 65.00 feet; thence turn an angle of 107 deg. 28 min. 52 sec. to the right and run a distance of 49.17 feet; thence turn an angle of 65 deg. 01 min. 37 sec. to the right and run a distance of 52.00 feet; thence turn an angle of 98 deg. 54 min. 31 sec. to the right and run a distance of 53.70 feet to Point of Beginning.

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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/01/2025 09:52:53 AM
\$29.00 BRITTANI

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Real Estate Sales Validation Form

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

Grantor's Name Mailing Address Property Address	Dennis Porter 5741 Highway 47S Shelby, AL 35143 4114 Highway 47	Mailing Address Date of Sale	Shelby AL 35143 April 30, 2025
	Shelby, AL 35143	Total Purchase Price or Actual Value or Assessor's Market Value	\$150,000.00
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 XX Sales Contract 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 of 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 29, 2025) 	Print Dennis Porter	
Unattested	(verified by)	Sign \(\frac{\squares}{\squares} \) (Grantor/	Grantee/Owner/Agent) circle one