

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:
Cody Allen Venable
440 Hollybrook Rd
Columbiana AL
35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FORTY SEVEN THOUSAND TWO HUNDRED EIGHTY DOLLARS AND ZERO CENTS (\$47,280.00)**, 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. and wife, Debbie Venable* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *Cody Allen 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.

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 2nd day of ^{May}~~April~~ 2025.

William Allen Venable, Jr.
William Allen Venable, Jr. *Debbie Venable*
Debbie Venable

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. and Debbie 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of ^{May}~~April~~ 2025.

April Clark

Notary Public
My Commission Expires: *8-19-28*

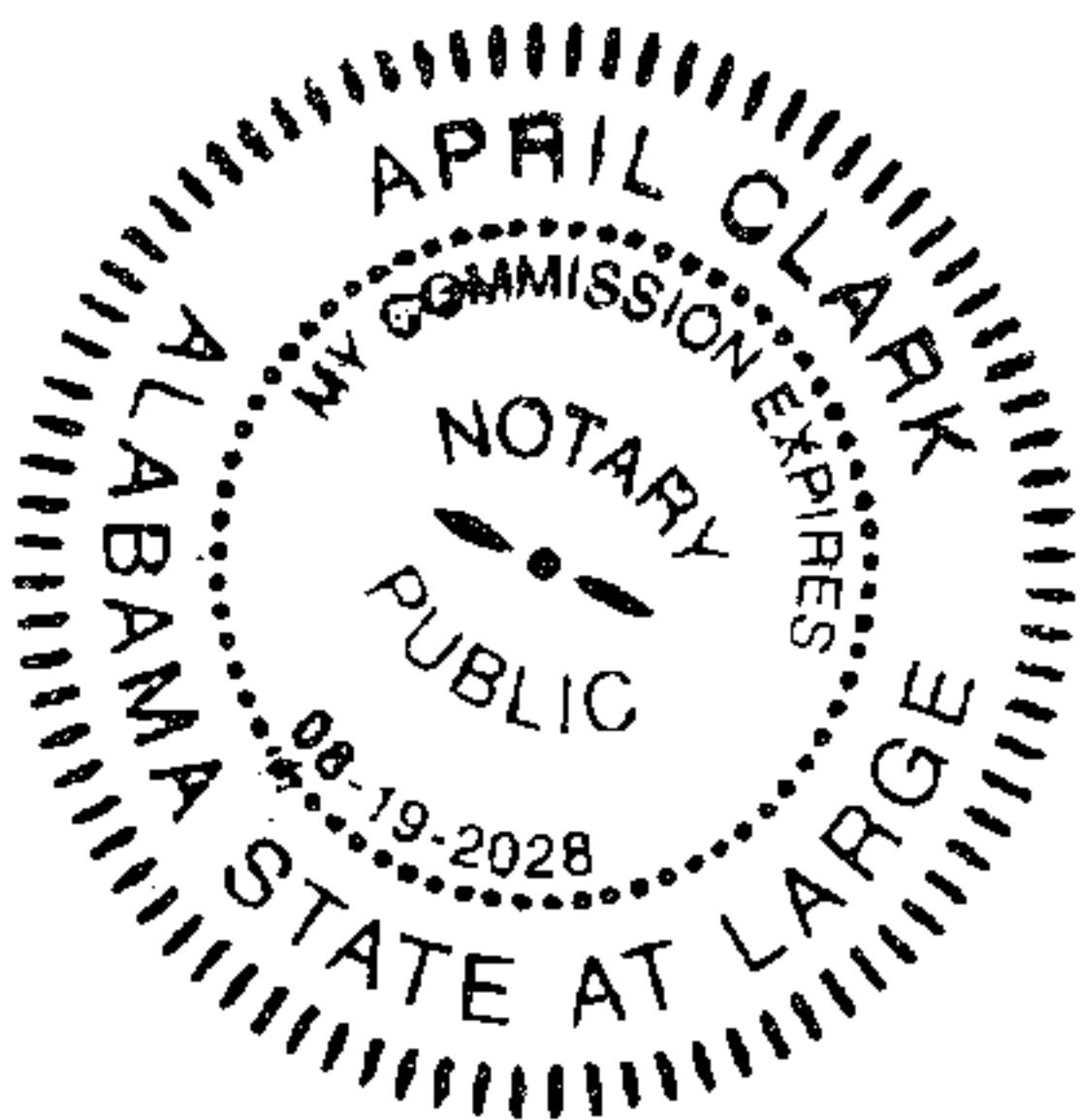


EXHIBIT A—LEGAL DESCRIPTION

Begin at the SE corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 3, Township 22 South, Range 1 East; thence run West along the South line of said Section 3 a distance of 897.79 feet to a point 330.0 feet East of the East right of way line of Alabama State Hwy. No. 145; thence turn an angle of 105° 08' 38" to the right and run parallel with the said Hwy. No. 145 a distance of 268.17 feet; thence turn an angle of 74° 51' 22" to the right and run a distance of 259.00 feet to the point of beginning. Situated in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 3, Township 22 South, Range 1 East, Shelby County, Alabama., and containing 5.10 acres.

GRANTOR is the surviving grantee named in the deed recorded in Deed Book 327, page 301, in the Probate Office of Shelby County, Alabama; the other grantee, Joy Venable, having died on December 20, 1995.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/06/2025 09:03:07 AM
 \$75.50 BRITTANI
 20250506000134900

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name	<u>William Allen Venable JP</u>	Grantee's Name	<u>Cody Allen Venable</u>
Mailing Address	<u>701 Mostellers Dr</u> <u>Shelby AL</u> <u>35143</u>	Mailing Address	<u>440 Hollybrook Rd</u> <u>Columbiana AL</u> <u>35051</u>
Property Address	<u>Hollybrook Rd</u> <u>Vacant</u>	Date of Sale	<u>5-2-25</u>
		Total Purchase Price \$	
		or	
		Actual Value \$	
		or	
		Assessor's Market Value \$	<u>47,280.00</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>tax</u>
<input type="checkbox"/> 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 _____

Print Cody Venable

Unattested _____

Sign Cody Venable

(verified by)

(Grantor/Grantee/Owner/Agent) circle one