

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

20250520000153240 1/3 \$882.50
Shelby Cnty Judge of Probate, AL
05/20/2025 02:30:53 PM FILED/CERT

THIS INDENTURE, made and entered into on this the 29 day of April, 2025, by and between **Norman C. Wilkins and Peggy Ann Wilkins**, a married couple, herein referred to as "Grantor" (whether one or more), does hereby grant, bargain, sell and convey unto **Norman Cecil Wilkins and Peggy Ann Wilkins, Trustees of the Wilkins Family Trust, dated April 29, 2025**, herein referred to as "Grantee" (whether one or more).

WITNESSETH

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 (\$10.00) Dollars, to the Grantor in hand paid by the Grantee, and other valuable consideration, the receipt whereof is hereby acknowledged, the Grantor has granted, bargained, and sold and does by these presents grant, bargain, sell and convey unto the Grantee, the following described real property located in Shelby County, to-wit:

Begin at the Southeast corner of the Northeast quarter of the Southwest quarter of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama; thence run Westerly along the North line of Phase II, Fieldstone Park third sector (Map Book 20, Page 35 and Map Book 31, Page 3) and the South line of said quarter-quarter a distance of 1,317.30 feet to a three inch capped iron pin found on the West line of said quarter-quarter; thence turn 89° 00' 20" right and run Northerly along said West line 238.54 feet to a point on the South right-of-way line Shelby County Highway 91; thence turn 51° 37' 30" right and run Northeasterly along said right-of-way for a distance of 456.77 feet to an iron pin set on the point of a curve to the right, said curve having a radius of 1,502.41 feet and a delta angle of 09° 51' 21"; thence run Northeasterly along the arc of said a distance of 258.44 feet to the point of tangent to said curve; thence from said tangent turn 142° 29' 43" right and run Southwesterly a distance of 328.04 feet to an iron pin set; thence turn 48° 47' 03" left and run Southeasterly 231.01 feet to an iron pin set; thence turn 48° 59' 20" left and run Southeasterly 137.00 feet to an iron pin set; thence turn 46° 21' 17" left and run Northwesterly 575.24 feet to an iron pin set; thence turn 86° 26' 43" right and run Southeasterly along the Southwesterly line of Shelena Estates (Map Book 5, Page 25) 226.17 feet to an iron pin set; thence turn 00° 09' 50" right and run Southeasterly 46.01 feet to a point on the Easterly line of said quarter-quarter and to an iron pin found; thence turn 33° 30' 49" right and run Southerly 202.02 feet to an iron pin found and to the point of beginning.

Subject to Right-of-way or easement to Southern Natural Gas Co. as recorded in Deed Book 90, Page 336, transmission line permit in favor of Alabama Power Co. as recorded in Deed Book 138, (Or 130), Page 217; easement to Alabama Power Co. as recorded in Deed Book 193, Page 132, as same appear of record in the office of the Judge of Probate in Shelby County, Ala., also except any right of ways for public roads or throughfares.

Subject to taxes for the current year and any easements, restrictions or reservation of record.

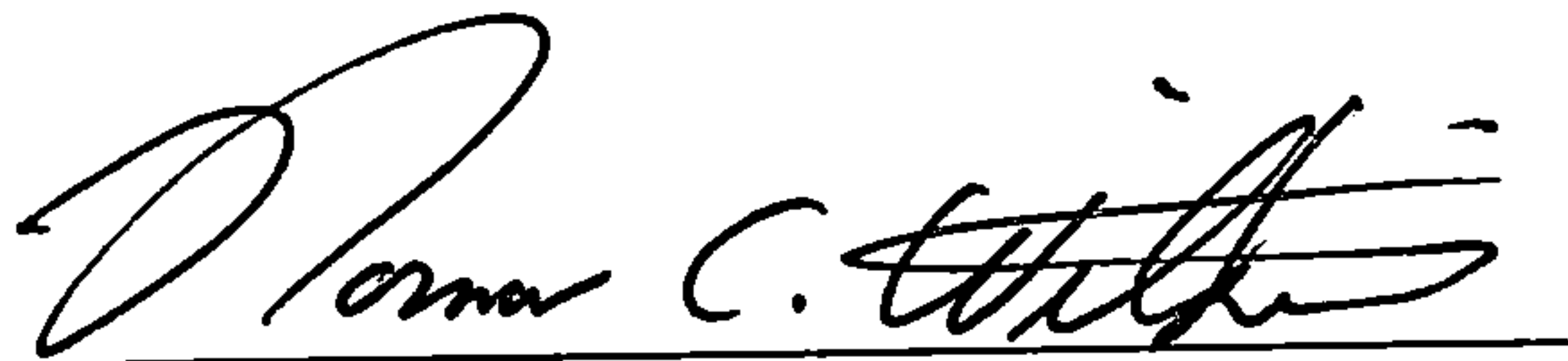
Shelby County, AL 05/20/2025
State of Alabama
Deed Tax: \$853.50

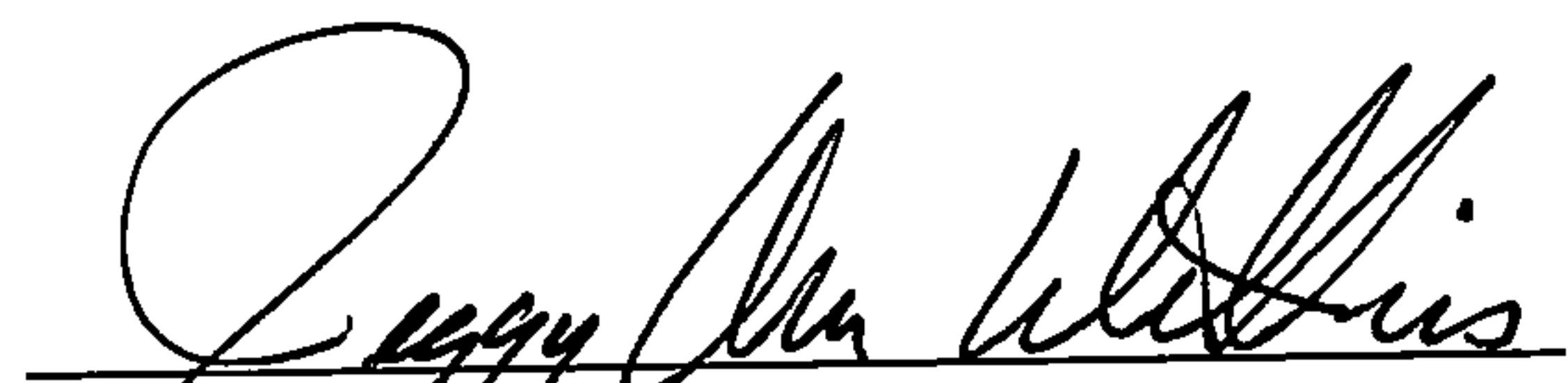
NO CERTIFICATION OF TITLE. This instrument was prepared without the benefit of a title examination. The preparer of this instrument makes no claim as to the chain of title to this property or the correctness of the description. Preparer acted as scrivener only. The description was provided by the parties.

TO HAVE AND TO HOLD, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee his/her heirs and assigns, in fee simple.

And the Grantor does hereby covenant with the Grantee that they are lawfully seized in fee simple of the said premises, that they have a good right to sell and convey the same; that said premises are free from incumbrances, except as herein stated; and that they will forever warrant and defend the title to said premises against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 29 day of April, 2025.


Norman C. Wilkins

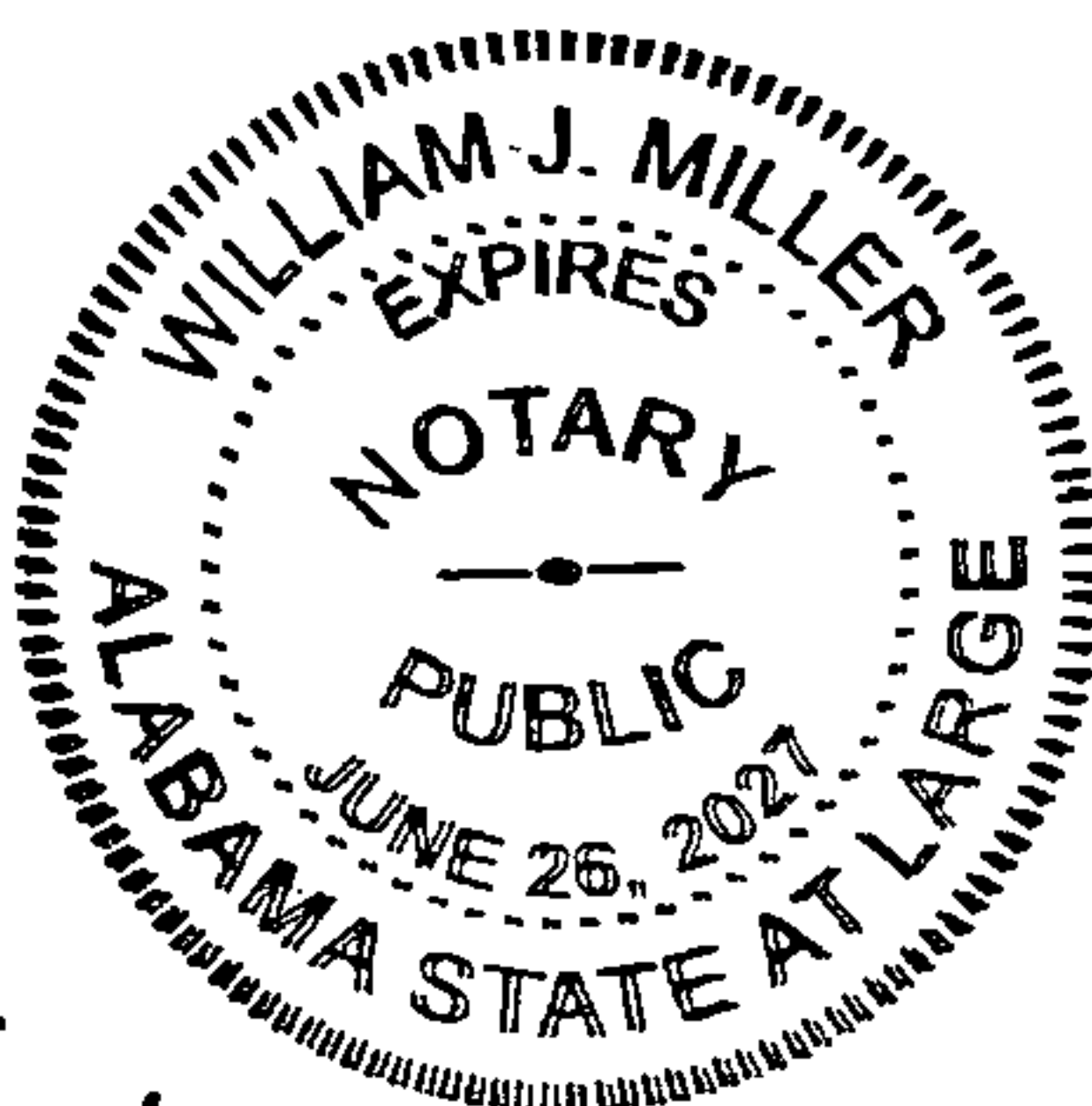

Peggy Ann Wilkins


STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **Norman C. Wilkins and Peggy Ann Wilkins**, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 29 day of April, 2025.

[SEAL]




NOTARY PUBLIC

Grantee's Mailing Address

405 Coalment Road
Helena AL 35080

DOCUMENT PREPARED BY:
MILLER ESTATE AND ELDER LAW
818 Leighton Avenue
Anniston, AL 36207
(256) 241-6794



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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 Norman C. Wilkins and Peggy Ann
Mailing Address Wilkins
405 Coalmont Rd
Helena, Alabama 35080

Grantee's Name Norman Cecil Wilkins and Peggy Ann
Mailing Address Wilkins, Trustees of the Wilkins Family Trust,
dated April 29, 2025
405 Coalmont Rd. Helena, Alabama 35080

Property Address 405 Coalmont Road
Helena AL 35080

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 853,190

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 5-20-25

Print _____

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1