


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
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P O Box 822
Columbiana, AL 35051


20250523000158140 1/3 \$36.00
Shelby Cnty Judge of Probate, AL
05/23/2025 10:56:31 AM FILED/CERT

Send Tax Notice to:
April Aldridge
240 Davis Road
Wilsonville AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **EIGHT AND NO/00 DOLLARS (\$8,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Seth Hall, a single man and Paci Clark, a single woman (herein referred to as Grantor)** grant, bargain, sell and convey unto **April Aldridge and Peri Clark, as joint tenants with right of survivorship (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description

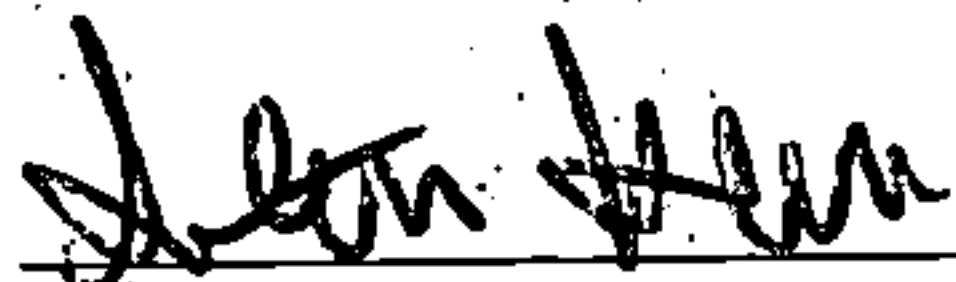
SUBJECT TO:

3. Ad valorem taxes due and payable October 1, 2025
4. Easements, restrictions, rights of way, and permits of record.

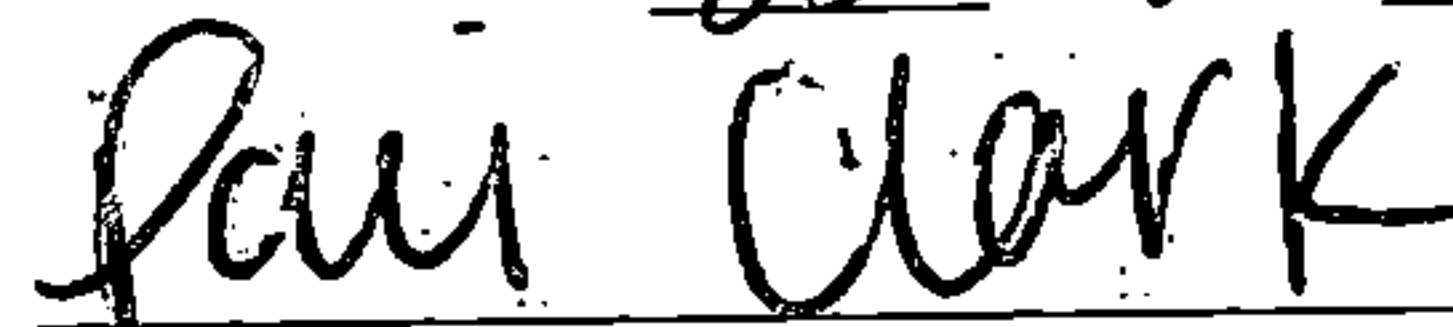
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 23rd day of May 2025.



Seth Hall

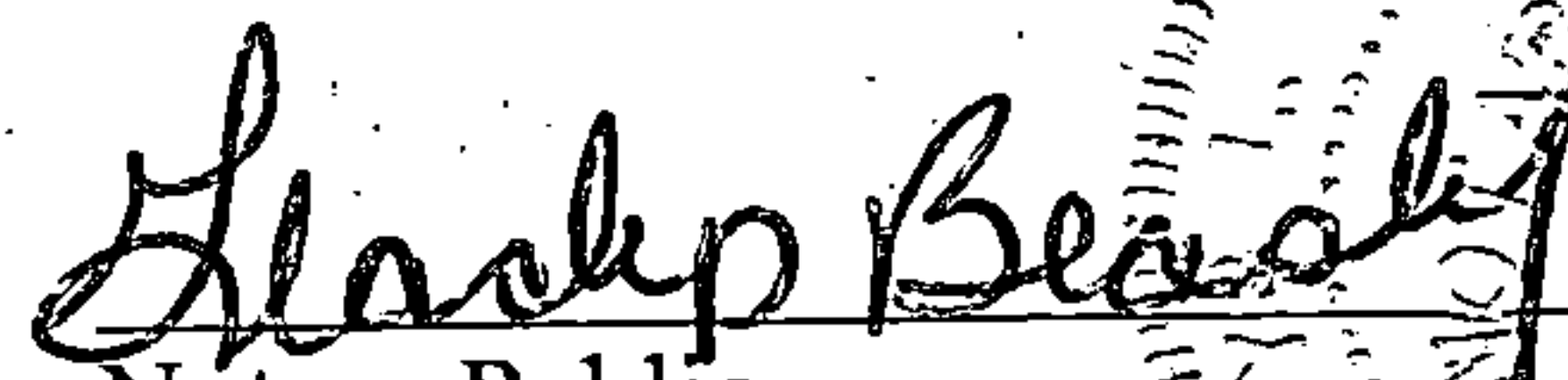


Paci Clark

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Seth Hall and Paci Clark**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of May 2025.



Notary Public
My Commission Expires: May 11, 2021

Shelby County, AL 05/23/2025
State of Alabama
Deed Tax: \$8.00

Exhibit "A"- Legal Description

20250523000158140 2/3 \$36.00
Shelby Cnty Judge of Probate, AL
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That part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 9, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows: Starting at the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and run South 0°24' West a distance of 368.8 feet to an iron marker; thence run North 89° 47' West a distance of 420.0 feet to an iron marker being the point of beginning of the land herein conveyed; thence continue along the same line a distance of 265.77 feet; thence run South 32°20' West a distance of 220.0 feet to an iron marker; thence run South 89°47' East a distance of 446.4 feet to an iron marker; thence run North 18°39' West a distance of 196.9 feet to the point of beginning. Containing 1.5 acres, more or less, according to the survey of Lewis M. Armstrong, Registered Land Surveyor, No. 2201, in May, 1978.

Deed Reference: Deed Book 312, Page 806

LESS AND EXCEPT:

A parcel of land lying in the NW $\frac{1}{4}$; SW $\frac{1}{4}$; Section 9; T21S; R1E, and more particularly described as follows:

Starting at the Northeast corner of the said NW $\frac{1}{4}$; SW $\frac{1}{4}$; Section 9; T21S; R1E run S 0 degrees-24'W, along the East boundary line of the said NW $\frac{1}{4}$; SW $\frac{1}{4}$ a distance of 368.8 feet to a point. Thence run N 89 degrees-47' W for 420.0 feet to an iron marker, the point of beginning. Thence continue along the same line a distance of 265.77 feet to an iron marker. Thence run S 32 degrees-20'W for 220.0 feet to an iron marker. Thence run S 89 degrees-47' E for 300.7 feet to an iron marker. Thence run N 22 degrees 43' E for 185.0 feet to an iron marker. Thence run S 89 degrees-47' E for 13 feet to an iron marker.

Thence run N 18 degrees-39' W for 17.0 feet to the point of beginning, Said parcel of land contains 1.2 acres, more or less.

According to survey of Lewis M. Armstrong, Reg. No. 2201

Real Estate Sales Validation Form

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

Grantor's Name Paci Clark
Mailing Address 240 Davis Rd
Wilsonville
AL 35186

Grantee's Name April Aldridge
Mailing Address 240 Davis Rd
Wilsonville AL
35186

Property Address 224 Davis Rd

Date of Sale 5/23/25
Total Purchase Price \$ 8000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20250523000158140 3/3 \$36.00
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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 _____

Print April Aldridge

Unattested

Sign April Aldridge

(verified by)

(Grantor/Grantee/Owner/Agent) circle one