

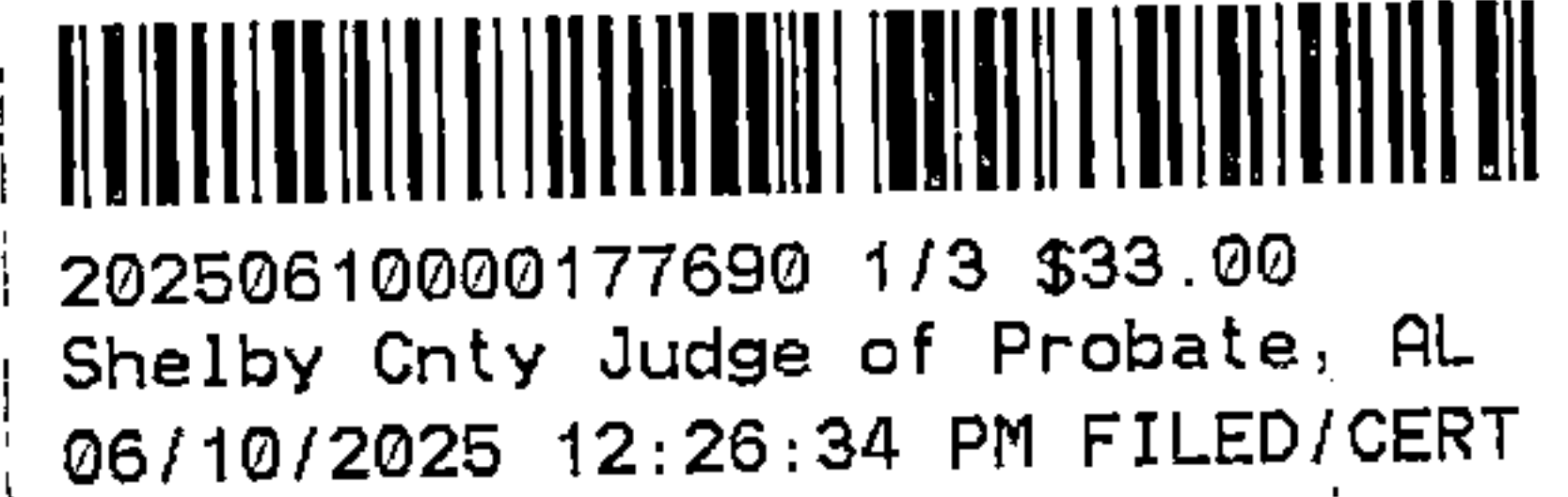
THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)



KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS AND ZERO CENTS (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Milner Wayne Gould, a Single man** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Jamie Perez Candia** (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.

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

Cecil Johnny Abbott who reserved a life estate in Inst. 1997-6892, is deceased having died April 16, 1997.

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 19th day of May, 2025.

Milner Wayne Gould

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Milner Wayne Gould**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of May 2025.

Notary Public
My Commission Expires: 10-29-26



Shelby County, AL 06/10/2025
State of Alabama
Deed Tax: \$5.00

EXHIBIT A – LEGAL DESCRIPTION



20250610000177690 2/3 \$33.00
Shelby Cnty Judge of Probate, AL
06/10/2025 12:26:34 PM FILED/CERT

A parcel of land located in the S $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ and the SE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ S-4, T-22, R1 W, Shelby County, Alabama: Bounded on the East by a county road known as the Butter & Eggs Road and on the South by the South boundary of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ and SW $\frac{1}{4}$ NW $\frac{1}{4}$. Described as: Beginning at the SW corner SE $\frac{1}{4}$ NW $\frac{1}{4}$ S-4, T-22 S, R-1 W run 574.18' East along South Boundary of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ to a point on the tangent of said Butter & Eggs Road; thence turn an angle of 98 deg. 56' to the left; thence run 131.05' along tangent of said road; thence turn 46 deg. 52' to the left; thence run 109.1' along tangent of said road; thence turn an angle of 44 deg. 09' to the left; thence run 496.8' Westerly to a point which is NE corner of Kimberly Clark Corporation property; thence turn an angle of 78 deg. 58' to the left; thence run 105.0' South to a point on the South boundary of said SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence turn an angle of 90 deg. 00' to the left; thence run 30.0' along South boundary of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ 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 Milner Wayne Gould
Mailing Address 676 Hwy 315
Columbiana
AL 35051

Grantee's Name Jamie Perez Candia
Mailing Address 557 Hwy 315
Columbiana AL 35051

Property Address 557 Hwy 315
Columbiana AL 35051

Date of Sale _____

Total Purchase Price \$ 5000.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____



20250610000177690 3/3 \$33.00
Shelby Cnty Judge of Probate, AL
06/10/2025 12:26:34 PM FILED/CERT

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 05/19/2025

Unattested

(verified by)

Print Milner Wayne Gould
Sign Milner Wayne Gould

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1