

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:
Brian Hughes Wamble
1361 Hwy 304
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED FIFTY SIX THOUSAND THREE HUNDRED FOURTY DOLLARS AND ZERO CENTS (\$156,340.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Bruce Hughes Wamble a married man*** (herein referred to as ***Grantors***), grant, bargain, sell and convey unto, ***Brian Hughes Wamble*** (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 homestead of grantor.

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 11th day of June 2025.

Bruce Hughes Wamble
Bruce Hughes Wamble

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Bruce Hughes Wamble***, 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 11 day of June 2025.

Shadp Beasley

Notary Public
My Commission Expires: May 11, 2026

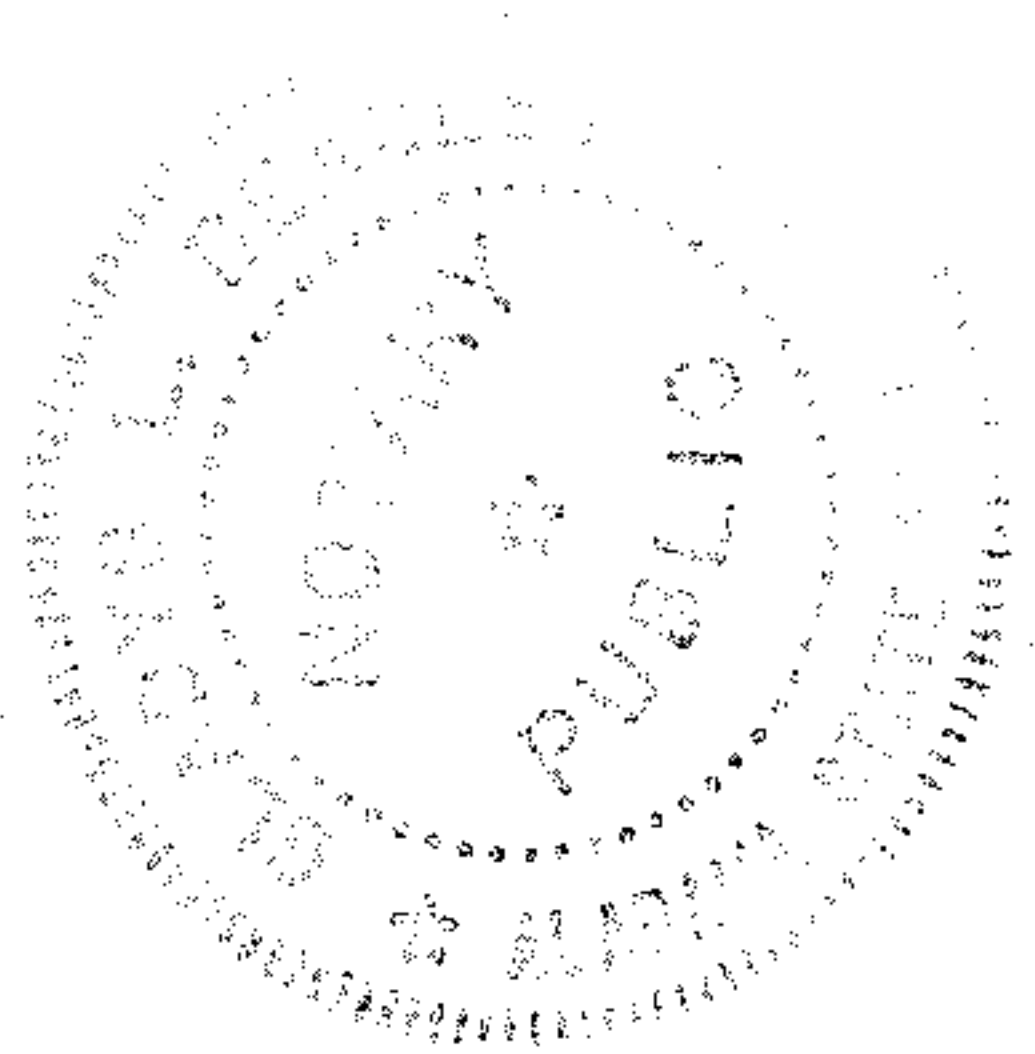


EXHIBIT A—LEGAL DESCRIPTION**Parcel 1**

Beginning at a Iron pin at the SE corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 23, Township 22 South, Range 2 West, thence run West along South line of forty a distance of 375 feet where Northwest right of way to Shelby Coutny Road No. 86 intersects said forty line to a point: run Northeaste along Northwest right of way of said County Road a distance of 99 feet to a point which is the point of beginning of described lot: thence run northeast along County right of way a distance of 100 feet to a point: thence run Northwest a distance of 189 feet to a point: thence run Southwest a distance of 100 feet to a point: thence run Southeast a distance of 189 feet the point of beginning; in the Probate Office of Shelby Coutny, Alabama. Situated in Shelby Coutny, Alabama.

Parcel 2

Beginning at the iron poin at the NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 23, Township 22 North Range 2 West, thence run West along South line of forty a distaqnce of 375' where Northwest right-of-way of Shelby County Road No. 86 intersects said forty line to a point, thence run Northesaterly along Northwest right-of-way of said county road a distance of 99' to a point, thence continue Northeasterly along said right-of-way a distance of 100 feet to a point which is the point of beginning of the described lot; thence run Northeasterly along said right-of-way a distance of 219 feet to a point; thence runNorthwesterly a distance of 268.5 feet to a point; thence run Southeast a distance of 189 feet to the point of beginning. This described lot forming an oblique triangle. This land being and lying in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, Township 22 North Range 2 West.. In the Probate Office of Shelby County, Alabama, Situated in Shelby County, Alabama.

Parcel 3

Begin at the point of interesction of the Northwesterly right of way of Shelby County Highway No. 306 and the West line of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of section 23. Township 22 South, Range 2 West, Shelby Coutny, Alabama, and run Northeasterly along said right of way a distance of 500 feet; thence turn 90 degrees left and run Northwesterly a distance of 210 feet; thence turn 90 degrees left and run Southwesterly parallel with said right of way line to the West line of said $\frac{1}{4}$ -1/4 Section; thence turn left and run South along the West line of said $\frac{1}{4}$ -1/4 section to the point of beginning. In the Probate of Office of Shelby County, Alabama, Situated in Shelby County, Alabama.

Parcel 4

All that part of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 23, Township 22, Range 2 West, lying North of the Selma-Shelby Springs road, except 2 acres described as follows: Beginning at a point where the South line of said 40 intersects the Mudtown or Old Selma dirt road, thence Northeast along the dirt road 418 feet, thence West parallel with said South line 295 $\frac{1}{2}$ feet; thence Southwest 418 feet; thence East along the South line 295 $\frac{1}{2}$ feet to point of beginning. Said 2 acres being the form of an oblique parallelogram, the base of which15 418 feet, and the altitude is 209 feet. In the Probate Office of Shelby County, Alabama, Situated in Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/12/2025 09:07:45 AM
 \$184.50 PAYGE
 20250612000180420

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Bruce Hughes Womble
 Mailing Address 13074 Hwy 25
Calera AL 35040

Grantee's Name Brian Hughes Womble
 Mailing Address 13074 Hwy 25
Calera, AL
35040

Property Address 1173 Hwy 306
Calera AL 35040

Date of Sale 6-11-25

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 156,340.00

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

☐ Appraisal

☐ Sales Contract

☒ Other Tax Value

☐ 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 6-11-25

Print Bruce Hughes Womble

Unattested

Sign Bruce Hughes Womble

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1