

20250616000183100

06/16/2025 08:45:20 AM

CORDEED 1/3

20250612000181100

06/12/2025 01:24:54 PM

CORDEED 1/3

This instrument is being re-recorded to correct the legal description.

20250612000180430

06/12/2025 09:07:46 AM

This instrument is being re-recorded to correct the address on RT1 form DEEDS 1/3

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

1261 Hwy 306
Calera, AL
35040

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FOUR HUNDRED FOURTY SEVEN THOUSAND FIVE HUNDRED DOLLARS AND ZERO CENTS (\$447,500.00), 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 and wife, Teresa B. Wamble* (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.

Grantors reserve a life estate in and to the above-described property.

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 11 day of June 2025.

Bruce Hughes Wamble
Bruce Hughes Wamble

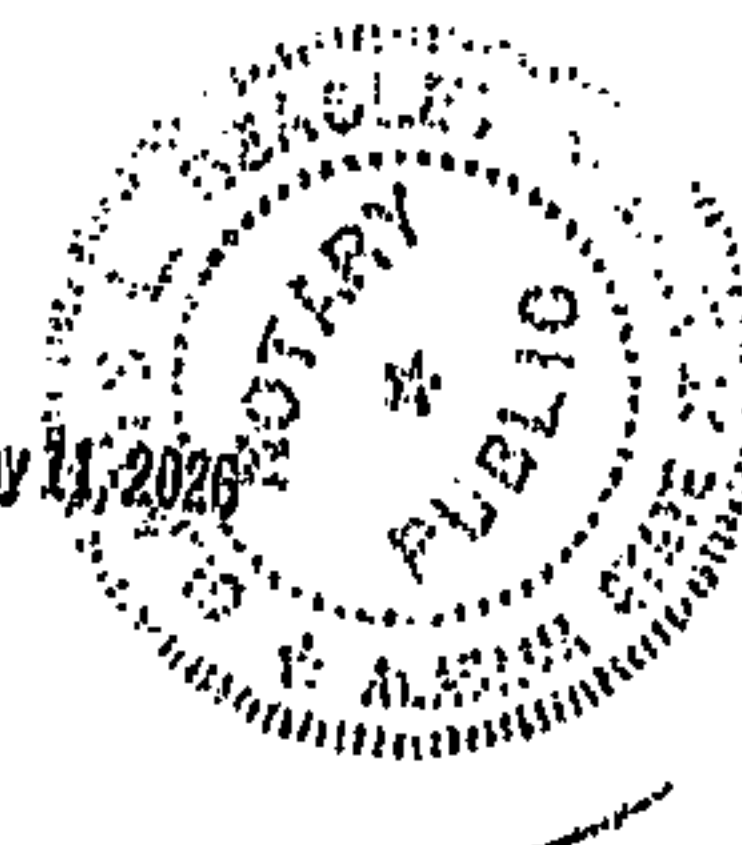
Teresa B. Wamble
Teresa B. Wamble

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, and Teresa B. 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.

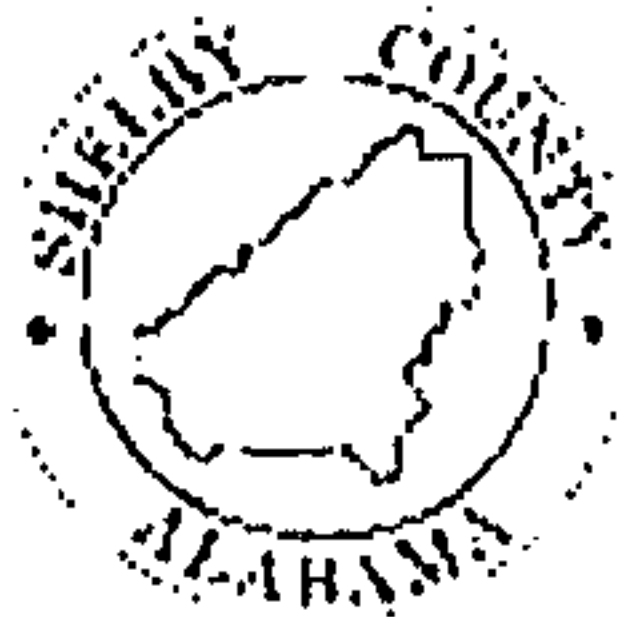
Given under my hand and official seal this 11 day of June 2025.

Blackley Beasley
Notary Public
My Commission Expires: May 11, 2026



the W 1/2 of SW 1/4 of SE 1/4 of Section 14, Township 22, Range 2 West, lying South of the Calera-Columbiana Highway, except that portion of said property heretofore conveyed by grantor herein to L. O. McDonald and Nellie McDonald by deed dated November 11, 1957, which is recorded in Deed Book 194, page 481, more particularly described as follows: A portion of W 1/2 of SW 1/4 of SE 1/4, Section 14, Township 14, Township 22, Range 2 West, which lies South of the Calera-Columbiana Highway (Highway 25), described as beginning at the NE corner of W 1/2 of SW 1/4 of SE 1/4 of said Section and run South along the East boundary line of the W 1/2 of SW 1/4 of SE 1/4 of said section 300 feet; thence turn an angle to the right of 90 deg. and run 150 feet; thence turn an angle to the right of 90 deg. and run 300 feet, more or less, to the South side of the right of way of Highway 25; run thence East along the South side of said right of way 150 feet, more or less, to the point of beginning of said exception.

20250612000180430 06/12/2025 09:07:46 AM DEEDS 3/3



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/12/2025 09:07:46 AM
\$475.50 PAYGE
20250612000180430

Allen S. Bayl

Real Estate Sales Validation Form

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

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

Grantee's Name Brian Hughes Wamble
Mailing Address 1261 Hwy 306
Calera, AL
35040

Property Address 13074 Hwy 25
Calera AL 35040

Date of Sale 6-11-25
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 447,500.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Tax Value

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 Wamble

Sign Bruce Hughes Wamble

(Grantor/Grantee/Owner/Agent) circle one

Unattested

Filed and Recorded
Official Public Records (verified by)
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/12/2025 01:24:54 PM
\$30.00 BRITTANI
20250612000181100

Allen S. Bayl



Filed and Recorded
Official Public Records Form RT-1
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/16/2025 08:45:20 AM
\$31.00 JOANN
20250616000183100

Allen S. Bayl