

SEND TAX NOTICE TO:

Ruth Hartley
672 Highway 36
Chelsea, AL 35243

This instrument was prepared by:
John M Alford
100 Brook Drive, Suite D
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That on the 8th day of January, 2024, WE, CAROL MOORE ALFORD, an unmarried woman, LYDIA M. (RUTH) HARTLEY, an unmarried woman, and CYNTHIA MOORE CHAPMAN, a married woman, as the sole heirs at law and next of kin to ZELLA CHARLENE MOORE, deceased, Shelby County Probate Case #PR23-001044, (hereinafter referred to as GRANTORS) do grant, bargain, sell and convey unto LYDIA M. (RUTH) HARTLEY, an unmarried woman (hereinafter referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land situated in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 1" open top pipe found at the SE corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama; thence S 89°08'49" W a distance of 328.99 feet to a capped rebar found (Clinkscals), said point being the Point of Beginning; thence S 88°32'19" W a distance of 130.00 feet to a 1" solid rod found; thence S 89°01'54" W a distance of 210.22 feet to a 1" rebar found; thence S 89°04'06" W a distance of 65.10 feet to a capped rebar found (Clinkscals) on the easterly right of way of Shelby County Highway #335 (60' ROW); thence along said right of way, N 12°28'53" E a distance of 165.37 feet to a capped rebar set (Landmark); thence continue along said right of way with a curve turning to the right with an arc length of 253.15', with a radius of 4244.44', with a chord bearing of N 14°11'24" E, with a chord length of 253.12' to a capped rebar set (Landmark) on the southeasterly right of way of Shelby County Highway #39 (80' ROW); thence along said right of way with curve turning to the left with an arc length of 201.77', with a radius of 764.05', with a chord bearing of N 52°27'31" E, with a chord length of 201.19' to a capped rebar set (Landmark); thence leaving said right of way, S 15°50'07" E a distance of 542.10 feet to the Point of Beginning.

The described parcel contains 3.05 acres, Located at 43 Hwy 335, Chelsea, AL 35043.

This conveyance made subject to all restrictions, easements, reservations and rights-of-way of record in the Office of the Probate Judge of Shelby County, Alabama.

That the GRANTORS, for and in consideration of this sum of Ten Dollars (\$10.00), and other good and valuable consideration, to the GRANTORS in hand paid by the GRANTEE, the receipt and sufficiency of which is hereby acknowledged, hereby convey, grant, bargain, sell, and convey unto the GRANTEE, in fee simple, the above described lands located in Shelby County, Alabama. The above described property is not the homestead or the principal residence of the GRANTEE.

TO HAVE AND TO HOLD the same unto the GRANTEE, their heirs and assigns forever.

GRANTORS hereby warrant to the GRANTEE that they are lawfully seized and in possession of the real property herein described and that they have good and lawful right to grant the aforesaid property.

IN WITNESS WHEREOF, GRANTORS have hereunto set their hands and seals, this the 16th day of June, 2025.

By Carol Moore Alford
CAROL MOORE ALFORD

By Lydia Ruth Hartley
LYDIA M. (RUTH) HARTLEY

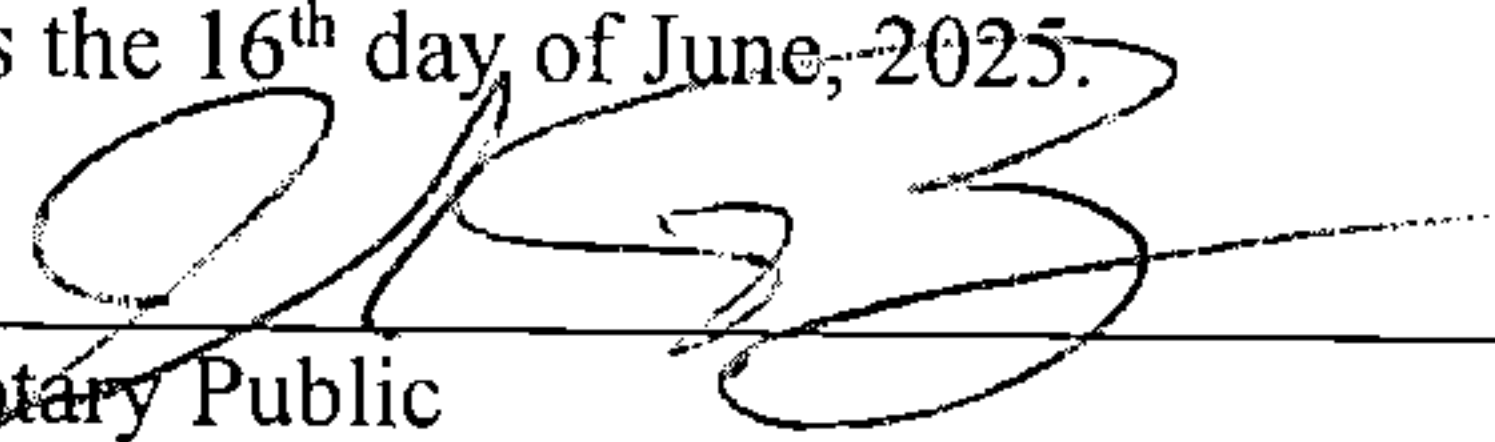
By Cynthia Moore Chapman
CYNTHIA MOORE CHAPMAN

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CAROL MOORE ALFORD, HEIR TO THE ESTATE OF ZELLA CHARLENE MOORE, deceased, Shelby County Probate Case #PR23-001044, whose name is signed to the foregoing, and who is known to me, acknowledged before me, on this day that being informed of the contents of such, , she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 16th day of June, 2025.



Notary Public
My Commission Expires:

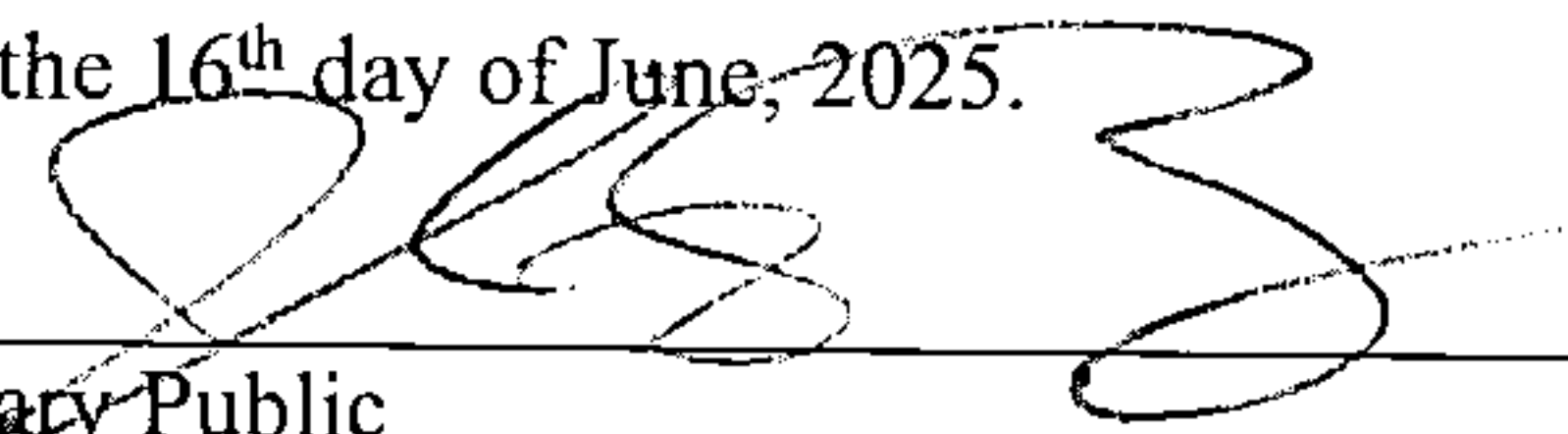
JOHN CARL BARNES
Notary Public, Alabama State at Large
My Commission Expires April 8th, 2029

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LYDIA M. (RUTH) HARTLEY, HEIR TO THE ESTATE OF ZELLA CHARLENE MOORE, deceased, Shelby County Probate Case #PR23-001044, whose name is signed to the foregoing, and who is known to me, acknowledged before me, on this day that being informed of the contents of such, , she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 16th day of June, 2025.



Notary Public
My Commission Expires:

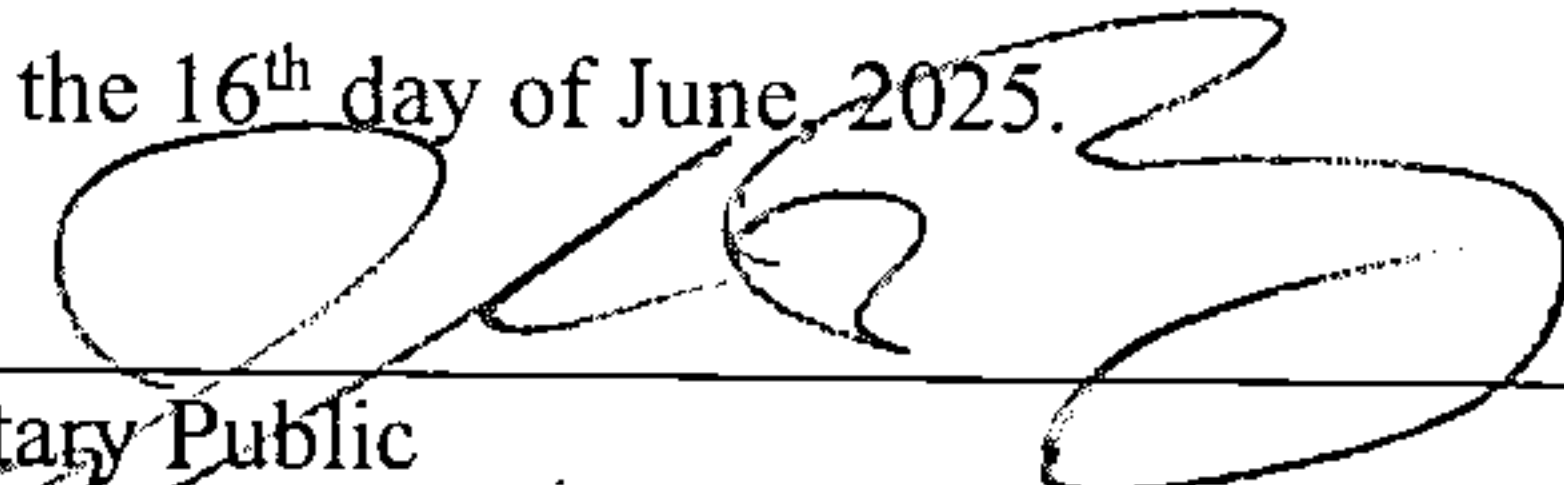
JOHN CARL BARNES
Notary Public, Alabama State at Large
My Commission Expires April 8th, 2029

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CYNTHIA MOORE CHAPMAN, HEIR TO THE ESTATE OF ZELLA CHARLENE MOORE, deceased, Shelby County Probate Case #PR23-001044, whose name is signed to the foregoing, and who is known to me, acknowledged before me, on this day that being informed of the contents of such, , she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 16th day of June, 2025.



Notary Public
My Commission Expires:

JOHN CARL BARNES
Notary Public, Alabama State at Large
My Commission Expires April 8th, 2029

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Cynthia Chapman, Ruth Hartley, Carol Alford
 Mailing Address 383 Highland View Drive
Birmingham, AL35242

Grantee's Name Ruth Hartley
 Mailing Address 672 Hwy 36
Chelsea, AL 35043

Property Address 43 HWY 335
Chelsea, AL 35043

Date of Sale 6.16.25

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ \$187,360.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/16/2025 03:16:56 PM
 \$218.50 BRITTANI
 20250616000184130

Alvin S. Byrd

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 AGREEMENT

☐ 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 6/16/25

Print JOHN M. ALFORD

☒ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1