

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-25-30582

Send Tax Notice To: Charles Ervin Tidwell
Sherry M. Tidwell

108 Anchor Cir
Dobson, AL 35007

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Three Hundred Forty Five Thousand Dollars and No Cents (\$345,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Vickie G. Boggs as Trustee of the Jessie E. Yarbrough and Wanda F. Yarbrough Revocable Living Trust (AS TO 1/2 INTEREST) and Heirs at Law of Wanda F. Yarbrough (AS TO 1/2 INTEREST) and Vickie G. Boggs, a married woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Charles Ervin Tidwell and Sherry M. Tidwell (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

The South one-half of Lot No. 4 of Murphy's Fish Camp Subdivision, according to a map or plat of said subdivision, as recorded in Map Book 3, at Page 72, in the office of the Judge of Probate of Shelby County, Alabama, said subdivision being situated in the South one-half of SE 1/4 of Section 2, Township 24 North, Range 15 East.

Property may be subject to all 2025 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$276,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the .

Vickie G. Boggs

Vickie G. Boggs as Trustee of the Jessie E. Yarbrough and Wanda F. Yarbrough Revocable Living Trust AND Heirs at Law of Wanda F. Yarbrough

Vickie G. Boggs

Vickie G. Boggs

State of Alabama

County of ~~Shelby~~ Baldwin

I, Tonya West, a Notary Public in and for the said County in said State, hereby certify that Vickie G. Boggs as Trustee of the Jessie E. Yarbrough and Wanda F. Yarbrough Revocable Living Trust and Heirs at Law of Wanda F. Yarbrough and Vickie G. Boggs, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the ^{23rd} day of June, 2025.

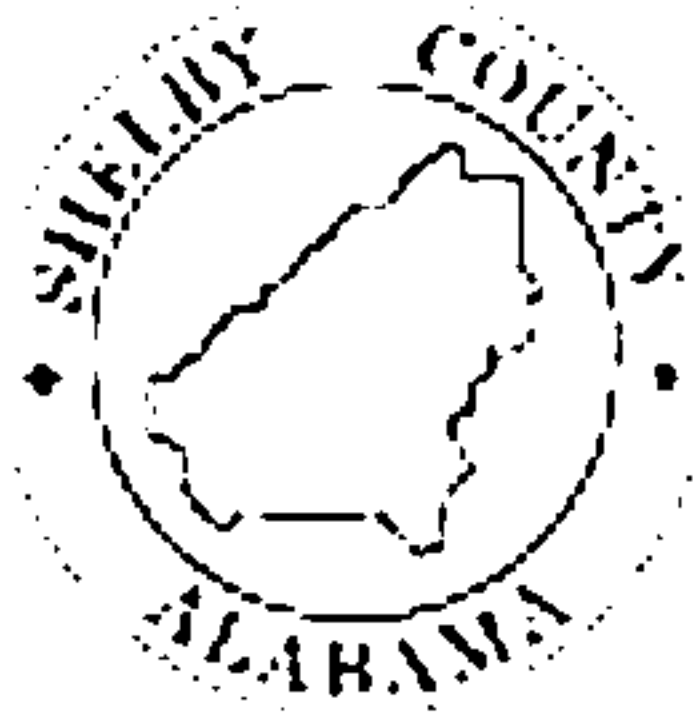
Tonya West

Notary Public, State of Alabama

My Commission Expires: _____

My Commission Expires
March 31, 2026

TONYA WEST
Notary Public
Alabama State at Large



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/26/2025 01:57:52 PM
 \$371.00 KELSEY
 20250626000194840

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	Vickie G. Boggs	Grantee's Name	Charles Ervin Tidwell Sherry M. Tidwell
Mailing Address	<u>82 Plantation Pointe</u> <u>Fairhope, AL 36532</u>	Mailing Address	<u>108 Amber Cir</u> <u>Prichard AL 35007</u>
Property Address	<u>204 L and M Trce.</u> <u>Shelby, AL 35143</u>	Date of Sale	<u>June 25, 2025</u>
		Total Purchase Price	<u>\$345,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>XX</u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u></u> Other
<u></u> 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 of 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 June 19, 2025

Print Vickie G. Boggs

Unattested

Sign Vickie G. Boggs
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)