

This Instrument was Prepared by:

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

Send Tax Notice To: Billy K. Graham III

5468 Hwy 49
Columbiana, AL 35051

File No.: MV-25-30580

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Fifty Thousand Dollars and No Cents (\$450,000.00)**, **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, **Lavonda R. Bryant, a single woman and Magan R. Cahoon, a married woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Billy K. Graham III**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

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

No part of the homestead of grantor or spouse
\$0.00 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 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, 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 27th day of June, 2025.

Lavonda R. Bryant
Lavonda R. Bryant

State of Alabama

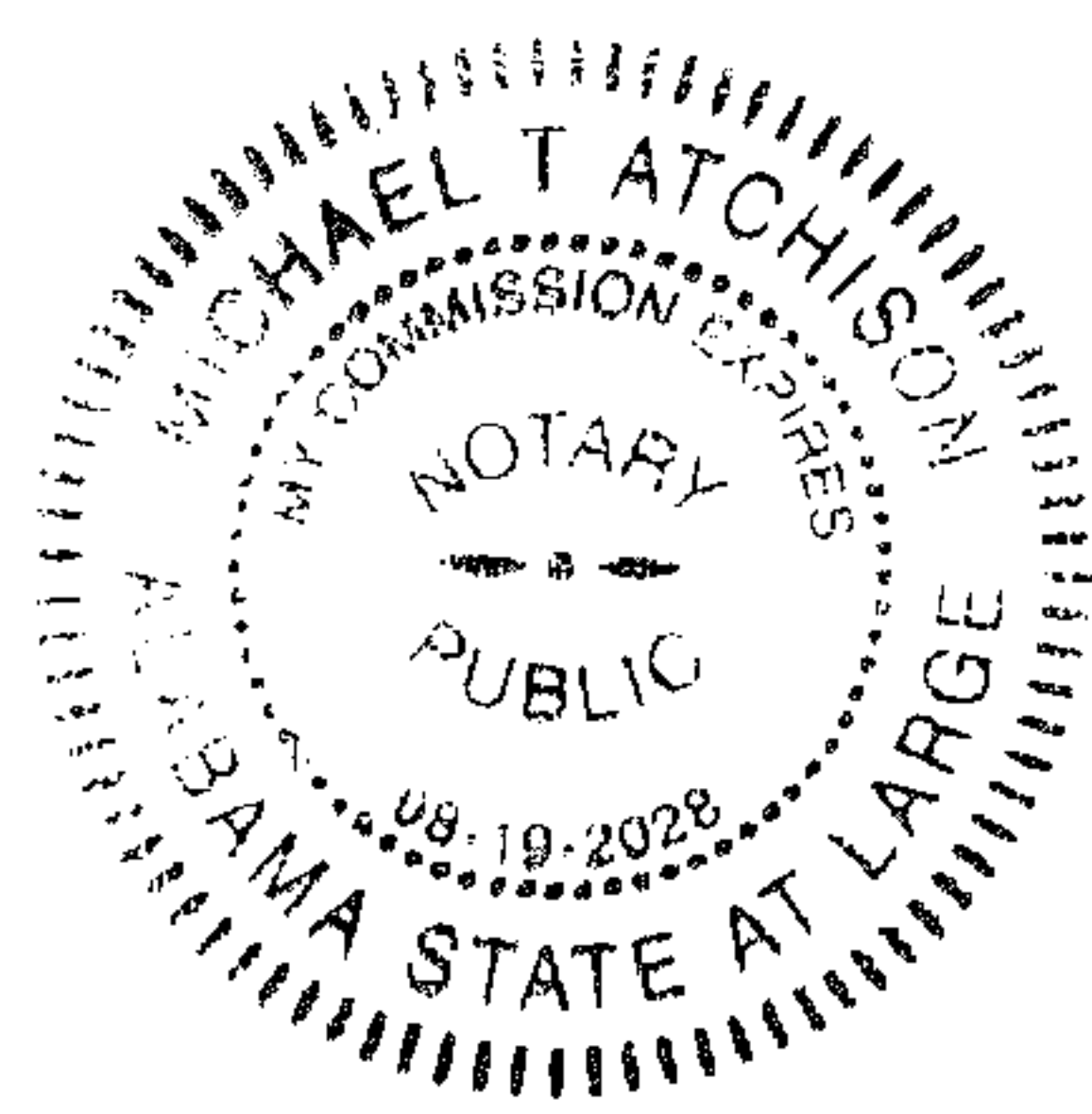
County of Shelby


I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Lavonda R. Bryant 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 27th day of June, 2025.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 8-19-28

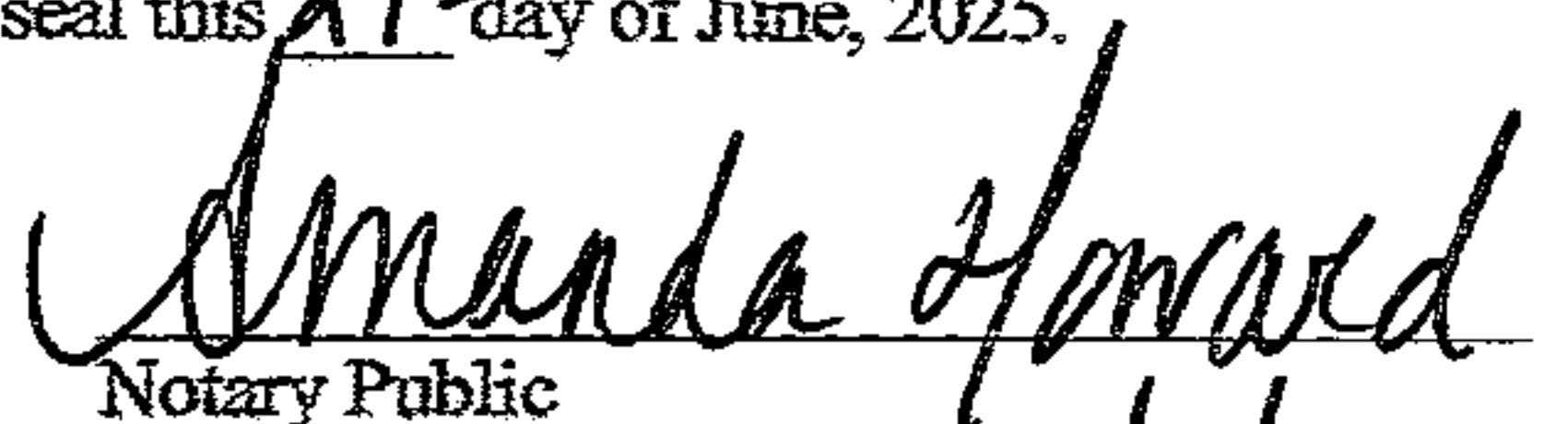



Magan R. Cahoon

STATE OF ALABAMA)
COUNTY OF Lauderdale

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Magan R. Cahoon**, 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of June, 2025.


Notary Public
My Commission Expires: 4/9/2028

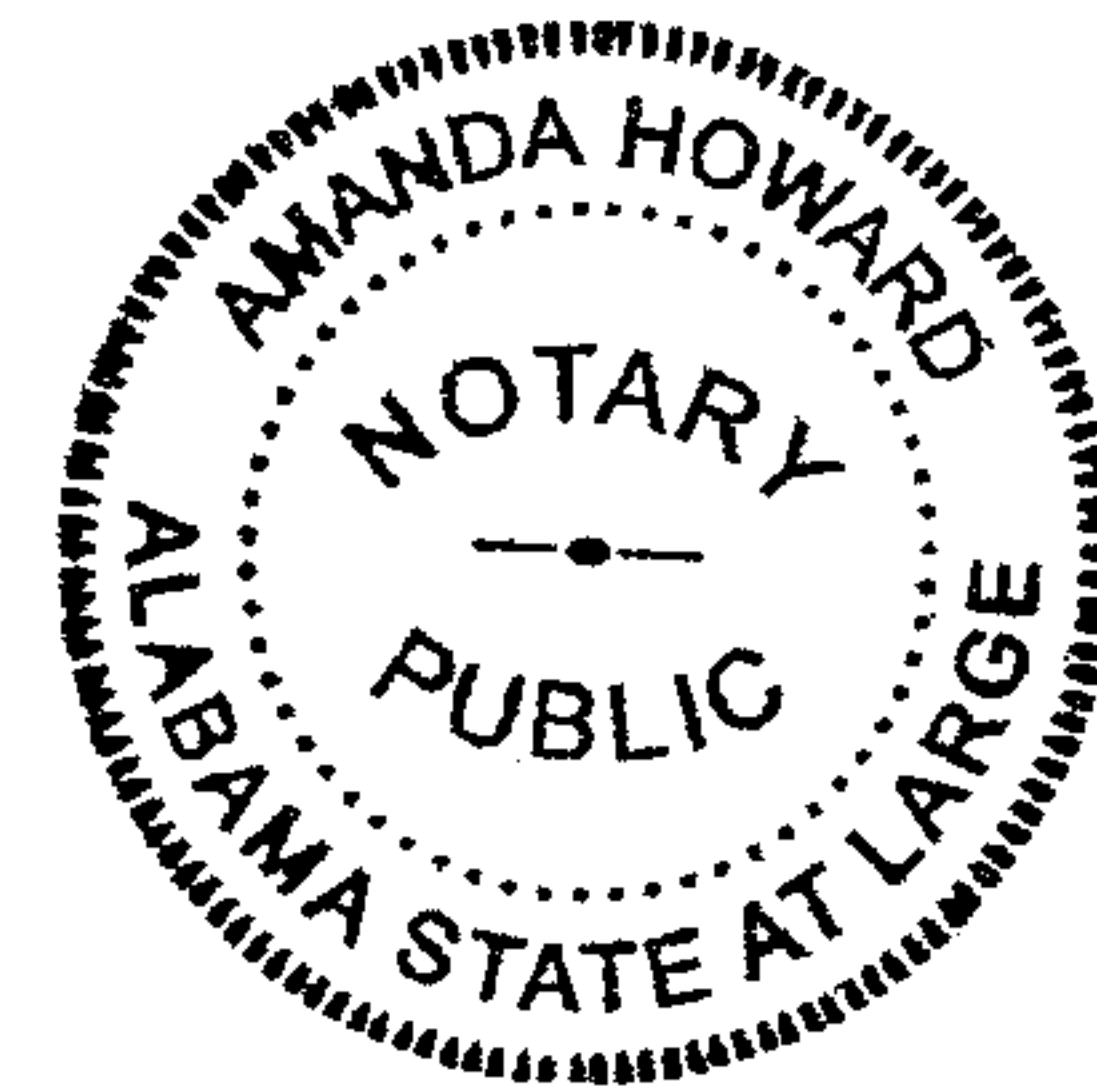
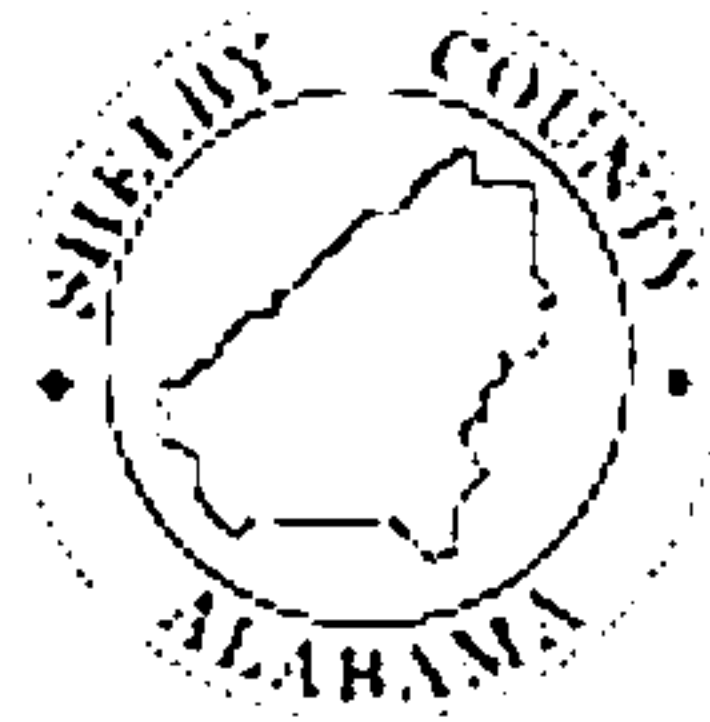


EXHIBIT "A"
LEGAL DESCRIPTION

The following real property in Section 33, Township 20 South, Range 1 East:
SW 1/4 of NW 1/4 lying Northwest of Shelby County Highway No. 61, LESS approximately 3.75 acres
lying Southwest of Shelby County Highway No. 55; and also LESS the parcel conveyed by deed recorded
as Instrument # 1997-40054 in the Probate Office of Shelby County, Alabama.

A Strip of land 47.05 yards wide along the South side of the NW 1/4 of NW 1/4.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/03/2025 09:06:28 AM
 \$481.00 KELSEY
 20250703000202360

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name	Lavonda R. Bryant Magan R. Cahoon	Grantee's Name	Billy K. Graham III
Mailing Address	<u>1512 Woodmont Dr</u> <u>Tusculum AL 35674</u>	Mailing Address	<u>5468 Hwy 49</u> <u>Columbiana AL 35051</u>
Property Address	<u>16414 Highway 61</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>June 30, 2025</u>
		Total Purchase Price	<u>\$450,000.00</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> </u> Bill of Sale	<u> </u> Appraisal
<u>XX</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 26, 2025

Print Lavonda R. Bryant

 Unattested

Sign *Lavonda R. Bryant*
(Grantor/Grantee/Owner/Agent) circle one

(verified by)