

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Teresa E. Wallace

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THIRTEEN THOUSAND THREE HUNDRED NIINETY DOLLARS AND ZERO CENTS (\$13,390.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Anthony P. Long, a married man (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Teresa E. Wallace (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

1/8 interest in and to the following property
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 herein is one of eight children of Margaret W. Yowe, grantee in Deed Book 286, Page 435, in the Probate Office of Shelby County, Alabama.
Margaret W. Yowe is deceased, having died March 25, 2015

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 premiscs, 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 3 day of ^{July}~~June~~ 2025.

Anthony P. Long
Anthony P. Long

STATE OF California)
COUNTY OF Stanislaus)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Anthony P. Long**, 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, she executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 3 day of ^{July}~~June~~ 2025.

Notary Public
My Commission Expires:

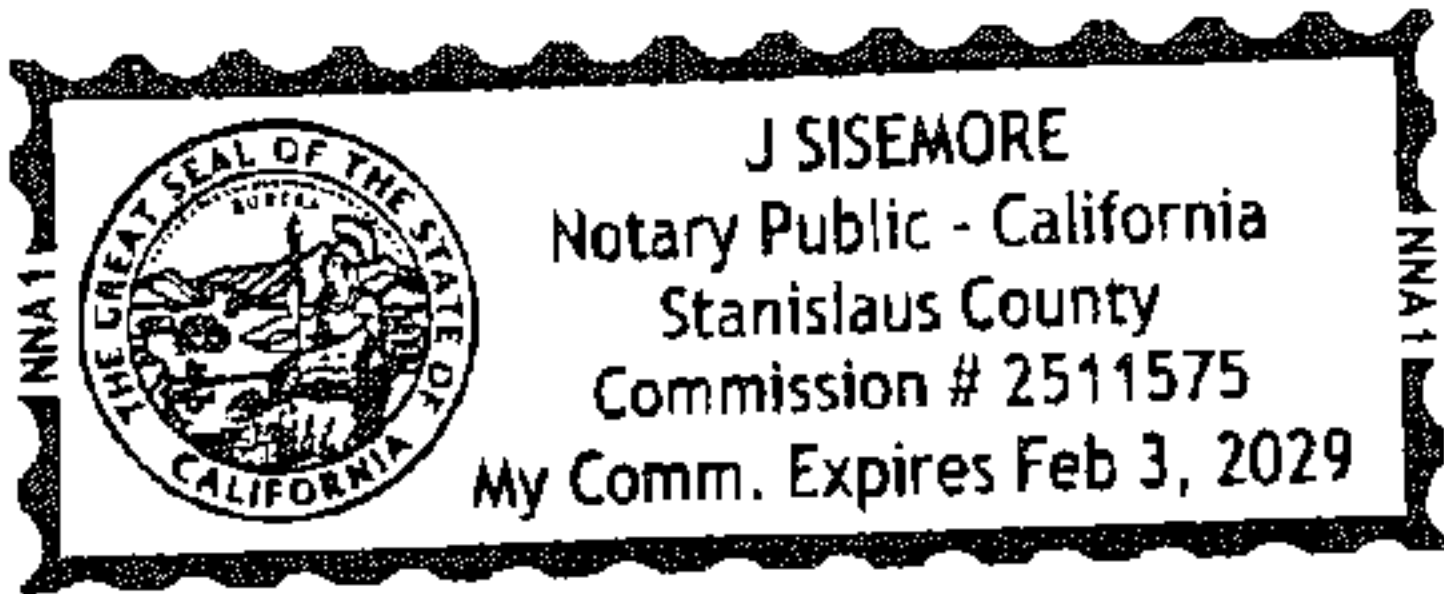


Exhibit "A"- Legal Description

Begin at the NE corner of SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 27, Township 19 South, Range 2 East; thence South 86 Deg. 15 Min. West a distance of 348.8 ft. to the point of beginning; thence continue West 86 Deg. 15 Min. for a distance of 225 ft. to a point; thence South 3 Deg. 30 Min. for a distance of 150 ft. to a point; thence North 86 Deg. 15 Min. East a distance 225 ft. to a point; thence North 3 Deg. 30 Min. for a Distance 150 ft. to point of beginning; Said parcel of real estate being situated in the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ Section 27, Township 19 South, Range 2 East, Shelby, County, Alabama.

Poor Quality



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/15/2025 09:41:34 AM
 \$41.50 BRITTANI
 20250715000213540

Alicia 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 Anthony P. Long
 Mailing Address 11007 Gallup Lane
Riverbank CA
95367

Grantee's Name Teresa A. Wallace
 Mailing Address P.O. Box 215
Harpersville, AL
35078

Property Address 1100 Lamplight Cir
Harpersville, AL
35078

Date of Sale 7-3-25
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 107,120 1/8 13,390.00

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 1/8 Tax Value 13,390.00
☐ Other

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 7/3/25Print Anthony P. Long

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1