

This Instrument was Prepared by:

Send Tax Notice To: Dalton Hunter Martin

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

13725 Hwy 43
Van Diver, AL 35176

File No.: MV-25-30593

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Thirty Six Thousand Dollars and No Cents (\$236,000.00)**, 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, **H. Wayne Falkner and Lynne T. Falkner**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Dalton Hunter Martin**, (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.

\$116,000.00 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 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 25th day of July, 2025.

H. Wayne Falkner

Lynne T. Falkner

By Brandon Grey Falkner
Attorney in Fact

By Brandon Grey Falkner
Attorney in Fact

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 Brandon Grey Falkner as Attorney in Fact for H. Wayne Falkner and Brandon Grey Falkner as Attorney in Fact for Lynne T. Falkner, 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 25th day of July, 2025.

Notary Public, State of Alabama

My Commission Expires: 8-19-28

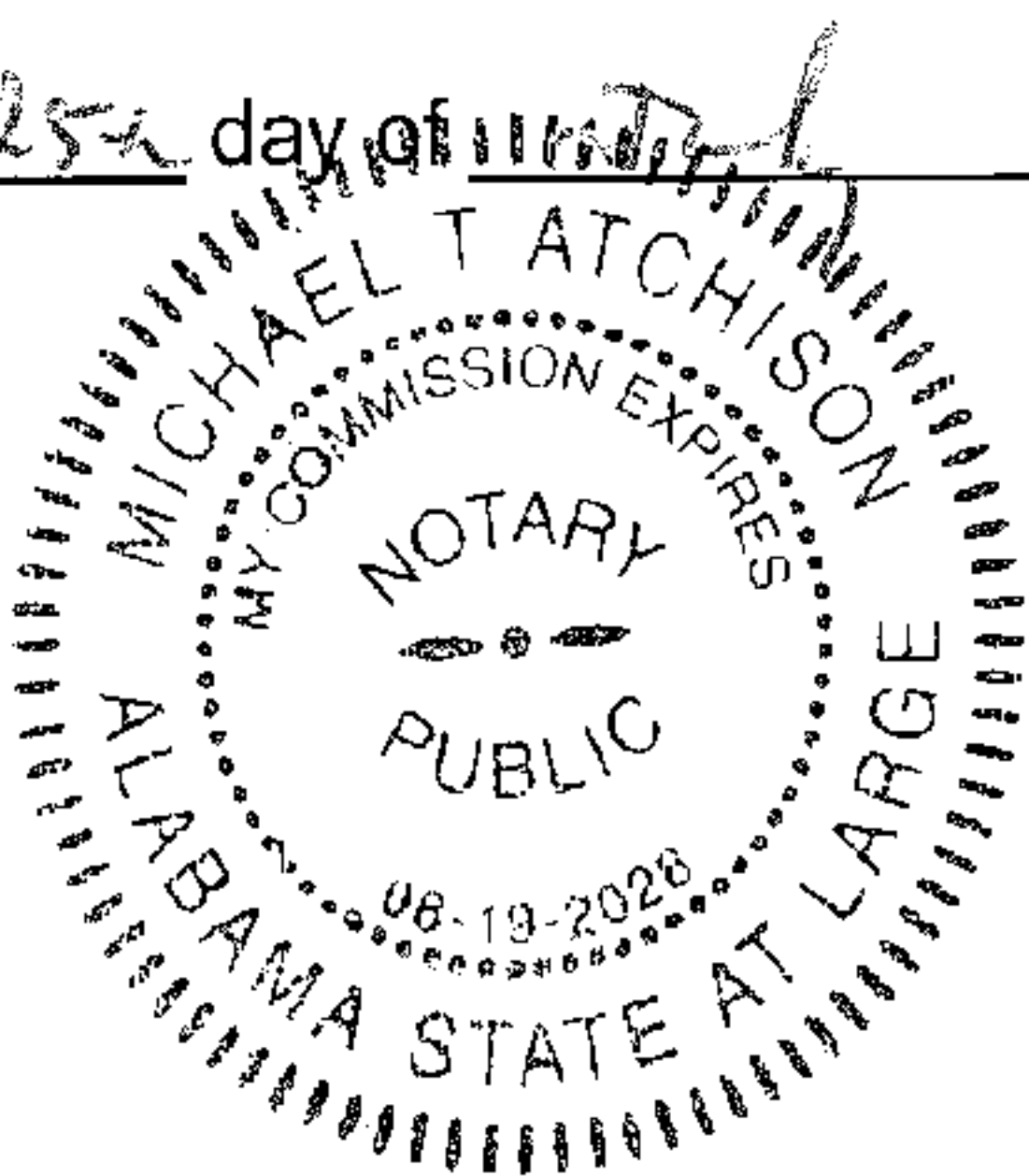


EXHIBIT "A"
LEGAL DESCRIPTION

TRACT I: Begin at the Southeast corner of the SW 1/4 of the NE 1/4, Section 12, Township 18 South, Range 1 East; thence run North along the East line of said 1/4-1/4 section a distance of 836.00 feet; thence turn an angle of 90 degrees 01 minutes 45 seconds to the left and run a distance of 329.00 feet; thence turn an angle of 89 degrees 58 minutes 15 seconds to the left and run a distance of 559.00 feet; thence turn an angle of 6 degrees 59 minutes 53 seconds to the left and run a distance of 279.06 feet to the South line of said SW 1/4 of the NE 1/4, Section 12; thence turn an angle of 83 degrees 01 minutes 52 seconds to the left and run a distance of 295.00 feet to the point of beginning, less the highway right of way. Situated in the SW 1/4 of the NE 1/4, Section 12, Township 18 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama.

TRACT II: Commence at the SE corner of the SW 1/4 of the NE 1/4 of Section 12, Township 18 South, Range 1 East; thence West along the South line of said 1/4-1/4 section 295.00 feet; thence 83 degrees 01 minutes 52 seconds to the right in a northwesterly direction 279.06 feet to the point of beginning of the tract herein described; thence 6 degrees 59 minutes 53 seconds to the right 241.46 feet; thence 97 degrees 28 minutes to the left in a westerly direction 101.00 feet; thence 96 degrees 56 minutes to the left in a southerly direction 89.20 feet; thence 29 degrees 01 minutes to the left in a southeasterly direction 167.57 feet to the point of beginning. Situated in Shelby County, Alabama.

Allen S. Bayal

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

Grantor's Name	H. Wayne Crandall Lynne T. Falkner	Grantee's Name	Dalton Hunter Martin 13725 Hwy 43
Mailing Address	265 Crandall Dr Springville AL 35146	Mailing Address	Vandiver, AL 35176
Property Address	13725 Highway 43 Vandiver, AL 35176	Date of Sale	July 25, 2025
		Total Purchase Price	\$236,000.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

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 July 23, 2025

Print H. Wayne Falkner

Unattested

Sign H. Wayne Jolly
(Grantor/Grantee/Owner/Agent) circle one

(verified by)