

This Instrument was Prepared by:

Send Tax Notice To: Candace Wright

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

3464 Highway 119  
Montevallo, AL 35715

File No.: S-25-30653

**WARRANTY DEED**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Seventy Five Thousand Dollars and No Cents (\$275,000.00)**, 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, **Rhonda A. Owens and David L. Owens, wife and husband**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Candace Wright** (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.**

**\$220,000.00** 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 20th day of August, 2025.

Rhonda A. Owens  
Rhonda A. Owens

David L. Owens  
David L. Owens

State of Alabama

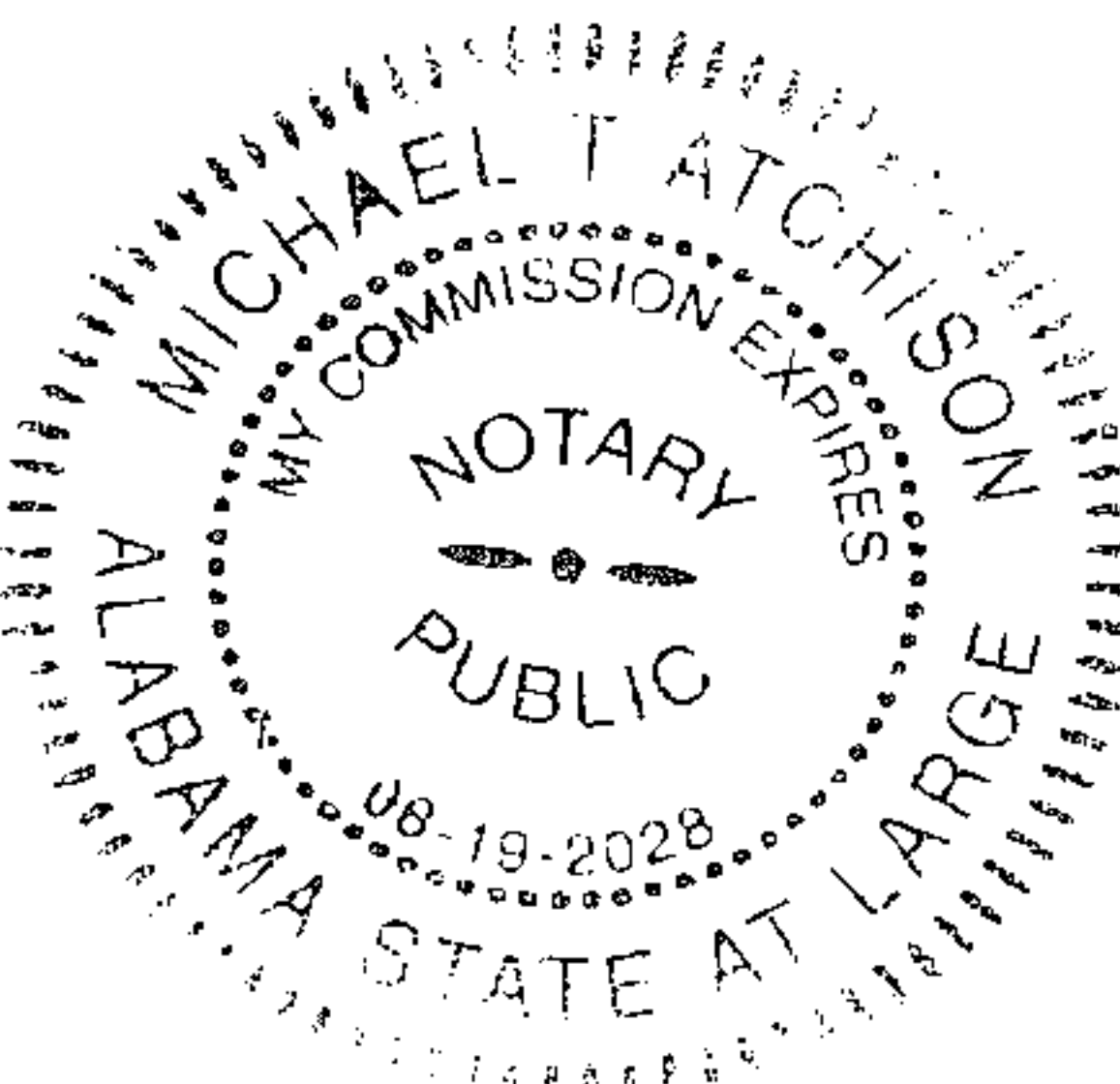
County of Shelby

I, , a Notary Public in and for the said County in said State, hereby certify that Rhonda A. Owens and David L. Owens, 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 20th day of August, 2025.

Michael T. Atchison  
Notary Public, State of Alabama

My Commission Expires: 8-19-28



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of the East 1/2 of the SE 1/4 of Section 10 and the West 1/2 of the SW 1/4 of Section 11, in Township 22 South, Range 3 West, situated in Shelby County, Alabama, being more particularly described as follows:

Commence at the SW corner of Section 11, Township 22 South, Range 3 West; thence run in an easterly direction along the South line of Section 11 for 985.12 feet; thence turn left 91 degrees 43 minutes and run in a northerly direction for 1316.18 feet; thence turn left 55 degrees 18 minutes 15 seconds and run in a northwesterly direction for 552.50 feet to the POINT OF BEGINNING of the herein described property and the point of beginning of 30 foot wide easement included herewith; thence turn left 90 degrees 00 minutes and run southwesterly for 213.00 feet; thence turn left 90 degrees 00 minutes and run southeasterly for 240.00 feet; thence turn left 90 degrees 00 minutes and run northeasterly for 213.00 feet; thence turn left 90 degrees 00 minutes and run northwesterly for 240.00 feet back to the POINT OF BEGINNING. From said point of beginning; thence continue along last described course running northwesterly and along the Northeast side of a 30 foot wide access easement for the above described for 1127.07 feet to a point on the Southeast right of way of State Highway 119, said point being the point of ending of the 30 foot wide access easement.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**08/20/2025 03:22:04 PM**  
**\$83.00 KELSEY**  
**20250820000256730**

*Allen S. Boyd*

**Real Estate Sales Validation Form**

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

Grantor's Name	Rhonda A. Owens David L. Owens	Grantee's Name	Candace Wright
Mailing Address	<u>4813 Winnebago Drive</u> <u>Hoover, AL 35244</u>	Mailing Address	<u>3464 Highway 119</u> <u>Montevallo, AL 35715</u>
Property Address	<u>3464 Highway 119</u> <u>Montevallo, AL 35115</u>	Date of Sale	<u>August 20, 2025</u>
		Total Purchase Price	<u>\$275,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 August 20, 2025

Print Rhonda A. Owens

Unattested  
\_\_\_\_\_  
(verified by)

Sign Rhonda A. Owens  
\_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one