

THIS INSTRUMENT PREPARED BY:

J. Clay Maddox  
J. Clay Maddox, LLC  
ATTORNEYS AT LAW  
409 Lay Dam Road  
Clanton, AL 35045

20250827000262820  
08/27/2025 10:46:55 AM  
DEEDS 1/5

WARRANTY DEED

-----  
SEND TAX NOTICES TO:

117 Big Oak Dr.  
Maylene, AL 35114

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY )

WHEREAS, in consideration of the sum of ONE HUNDRED TEN THOUSAND AND 00/100 (110,000.00) and other valuable considerations to the undersigned GRANTOR(S), **David H. Bailey, a single man, and Racheal Lynn Finley, AKA Racheal Lynn Bailey, a single woman**, in hand paid by the GRANTEE(S), **Austin Miskelley and Rachelle Miskelley, husband and wife**, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) my interest in the following described real estate situated in Shelby, Alabama, to wit:

See Attached "Exhibit A"

NOTE: \$115,871.35 of the purchase price was obtained by a Purchase Money Mortgage.

Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

TO HAVE AND TO HOLD to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this  
16th day of May, 2025.

David H. Bailey

David H. Bailey

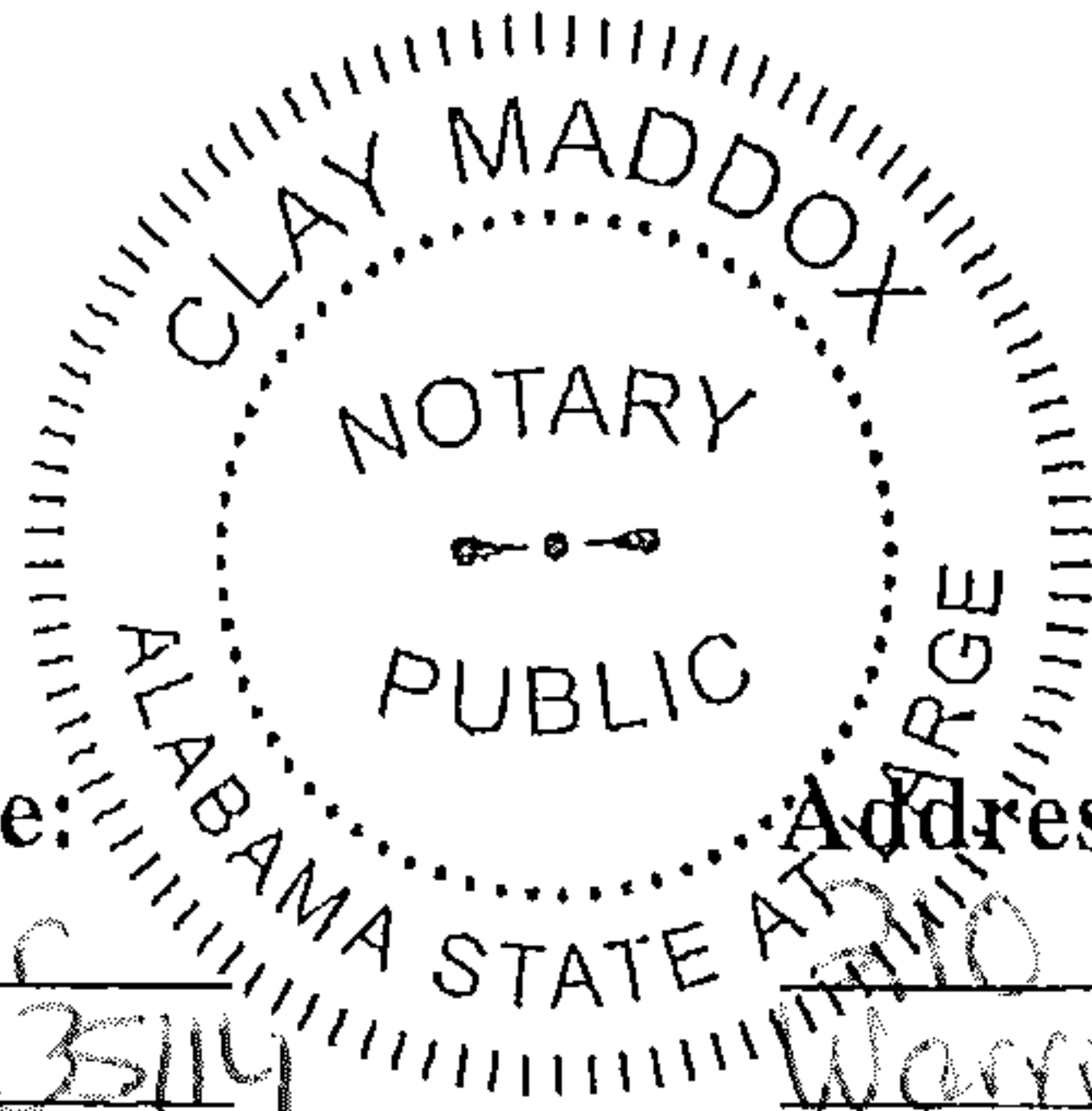
Racheal Lynn Finley

Racheal Lynn Finley

STATE OF Alabama )  
 )  
COUNTY OF Chilton )

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **David H. Bailey and Racheal Lynn Finley** 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16<sup>th</sup> day of May, 2025.



[Signature]  
NOTARY PUBLIC

My Commission Expires: 4-25-27

Address of Grantee:

117 Big Oak Dr  
Maylene, AL 35114

Address of Grantor:

210 Back Springs Rd  
Warrior, AL 35180

Property Address:

121 Maple Lane, Alabaster,  
AL 35114

Real Value: \$110,000.00

## EXHIBIT "A"

### Property Description

**Closing Date:** May 16, 2025  
**Buyer(s):** Austin Miskelley and Rachelle Miskelley  
**Property Address:** 121 Maple Lane, Alabaster, AL 35114

#### PROPERTY DESCRIPTION:

A part of the NE 1/4 of SW 1/4 of Section 16, Township 21 South, Range 3 West, described as follows: Begin at the SE corner of Lot 25, according to R. E. Whaley's map of the Town of Maylene, as recorded in wap book 3 page 75 in the Probate Office of Shelby County, Alabama, and run Easterly along projected line of main street a distance of 125 feet; thence turn an angle to the left of 90 deg. and run 200 feet to point; thence continue in a Northerly direction along same said course a distance of 273.09 feet; thence turn an angle of 90 deg. left and run Westerly 320 feet to point of beginning of tract herein conveyed; thence continue Westerly in the same direction in a distance of 200 feet; thence turn an angle to left of 90 deg. and runn in a Southerly direction a distance of 273.09 feet to North line of Lot 27 of said R. E. Whaley's map of Town of Maylene; thence turn left and run Easterly along the Northerly boundary of Lot 27 and Lot 26 of R. EB. Whaley's Map a distance of 200 feet; thence turn left and run Northerly a distance of 273.09 feet, more or less, to point of beginning.

ALSO, A parcel of land in the SW 1/4 of Section 16, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: - Commence at the Northwest corner of the SW 1/4 of said Section 16, thence run Easterly along the North line of said SW 1/4 a distance of 1979.34 feet; thence turn right 87 deg. 15 min. 48 sec. and run a Southerly a distance of 458.11 feet; thence turn right 44 deg. 25 min. 10 sec. and run Southwesterly a distance of 792.90 feet to a fence corner and the point of beginning; thence turn left 46 deg. 33 min. 28 sec., and run Southerly along said fence a distance of 268.80 feet to a fence corner; thence turn right 88 deg. 27 min. 15 vgec. and run Westerly along said fence a distance of 507.18 feet to ~the Easterly right of way of Shelby County Highway No. 17; thence turn right 79 deg. 28 min. 13 sec. and run Northwesterly along said right o{ way a distance of 277.95 feet; thence turn right 100 deg. 59 min. 03 sec. and run Easterly a distance of 565.24 feet to the point of beginning being situated in Shelby County, Alabama.

LESS AND EXCEPT the following:

From the NW corner of the SW 1/4 of Section 16, Township 21 South, Range 3 West, Shelby County, Alabama, run Easterly along the North line of said 1/4 Section 1979.34 feet; thence deflect right 87 deg. 15 min. 48 sec. for 458.11 feet; thence deflect right 44 deg. 25 min. 10 sec. for 792.9 feet; thence deflect left 45 deg. 33 min. 28 sec. for 188.56 feet; thence deflect right 90 deg. for 282.4 feet to the beginning point of subject lot, from said point, continue said course for



101 feet; thence deflect right 90 deg. for 215.8 feet, more or less, to a fence; thence deflect right 93 deg. 55 min. for 101.2 feet; thence deflect right 86 deg 05 min. for 208.9 feet, more or less, to a fence, to the point of beginning; being situated in Shelby County, Alabama.

## Real Estate Sales Validation Form

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

Grantor's Name David H. Bailey + Rachael Bailey  
 Mailing Address 310 Rock Springs Rd  
Warrior, AL 35180

Grantee's Name Austin Miskelley + Rachael Miskelley  
 Mailing Address 117 Big Oak Dr  
Maylene, AL 35114

Property Address 121 Maple Ln  
Abolaster, AL 35114

Date of Sale 5.16.2025  
 Total Purchase Price \$ 110,000.00

or  
 Actual Value \$ \_\_\_\_\_

or  
 Assessor's Market Value \$ \_\_\_\_\_

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/27/2025 10:46:55 AM  
 \$36.00 BRITTANI  
 20250827000262820



*Brittani*

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  
☐ 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 5.16.25

Print Andrea Weeks

Sign Andrea Weeks

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one