

This Instrument Was Prepared By:  
Christopher R. Smitherman, Attorney At Law  
725 West Street  
Montevallo, Alabama 35115  
(205) 665-4357

Send Tax Notice  
Ronald C. Whitley, Jr.  
Dorothy P. Whitley  
445 Heather Sage Rd  
Maylene, AL 35114

Fair mkt  
Value 79,000

STATE OF ALABAMA )  
SHELBY COUNTY ) **WARRANTY DEED WITH RIGHT OF  
SURVIVORSHIP**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of **LOVE AND AFFECTION** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Gary W. Thompson and Carole P. Thompson, an married couple**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY joint ownership unto **Ronald C. Whitley Jr. and Dorothy P. Whitley**, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of r eversion, the following described real estate, situated in **Shelby County**, to wit:

See attached EXHIBIT A Parcel Id 26 1 02 0 001 038.000

Subject to current taxes, all matters of public record including, but not limited to existing easements, restrictions of record, set-back lines, rights of way, limitations, if any, of record and other matters which may be viewed by observation.

NOTE: Property is not homestead for grantor.

NOTE: THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF TITLE.

Together with all and singular the tenements, hereditament, and appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all of the estate right, title interest, dower, and the right of dower, property, possession, claim, and demand whatsoever, as well in law as in equity of the aid GRANTORS, of, in, and to the same and every part of parcel thereof, with the appurtenance

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

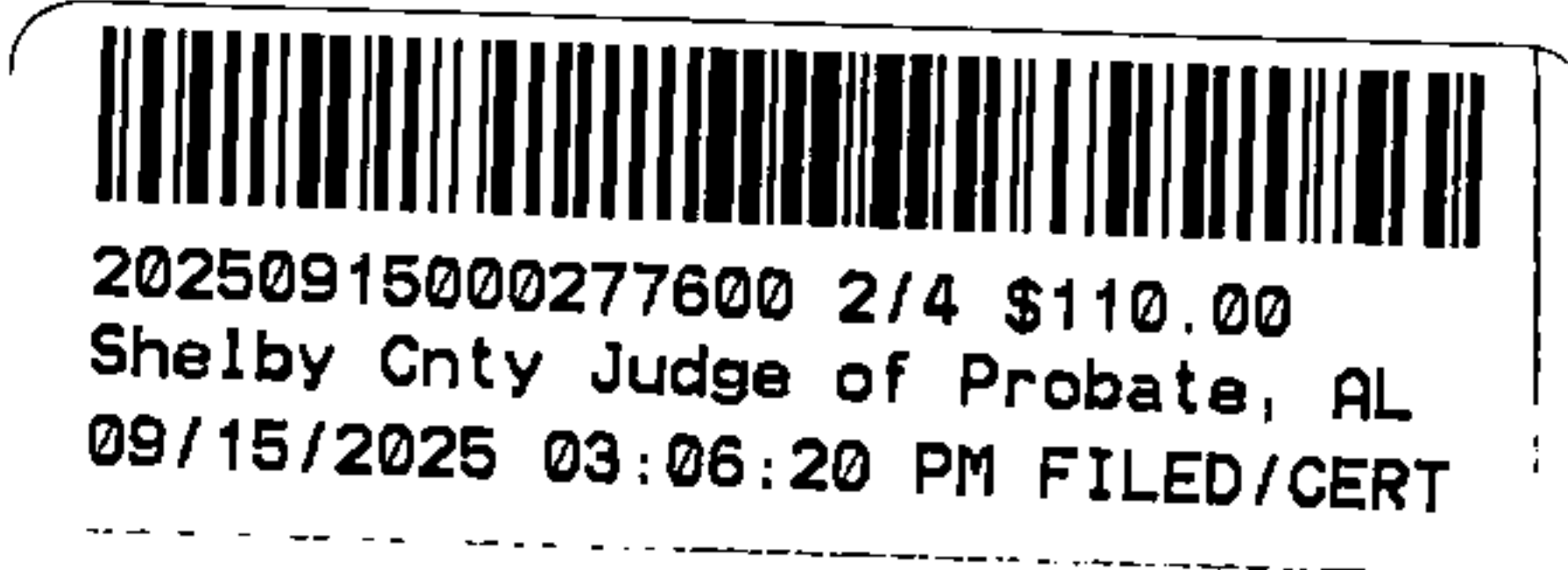
IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantors thereto on this date the 5 day of August, 2025 at 725 West Street, Montevallo, Alabama 35115.

GRANTORS

Gary W. Thompson (L.S.)  
Gary W. Thompson  
Carole P. Thompson (L.S.)  
Carole P. Thompson

STATE OF ALABAMA  
SHELBY COUNTY

)  
)  
)  
**ACKNOWLEDGMENT**



I, Regina R. Latham, a Notary Public for the State at Large, hereby certify that the above posted name, Gary W. Thompson and Carole P. Thompson, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 5<sup>th</sup> day of August, 2025.

Regina R Latham  
NOTARY PUBLIC  
My Commission Expires: 5/17/2027

REGINA R LATHAM  
NOTARY PUBLIC, ALABAMA STATE AT LARGE  
MY COMMISSION EXPIRES MAY. 17, 2027

Legal Description

Exhibit A

**Parcel 1**

That part of the SW 1/4 of NE 1/4, Section 2, Township 22, Range 4 West as follows: Begin at the Southwest corner of the William Pickett property and run in a Southerly direction a distance of 190 feet to a point of beginning; thence continue in a Southerly direction a distance of 210 feet; thence in a Westerly direction a distance of 210 feet; thence in a Northerly direction a distance of 210 feet; thence in a Easterly direction a distance of 210 feet to point of beginning.

LESS: That part of the SW 1/4 of the NE 1/4 of Section 2, Township 22, Range 4 West, Shelby County, Alabama, described as follows: Begin at the Southwest corner of the William Pickett property and run in a Southerly direction a distance of 190 feet to the Northeast corner of the Anthony Wade Thompson lot as described in that certain deed to him dated February 8, 1975; thence run in a Westerly direction along the North line of said Anthony Wade Thompson lot a distance of 100 feet to the point of beginning of the lot herein conveyed; thence continue in a Westerly direction along said course a distance of 110 feet to the Northwest corner of said Anthony Wade Thompson lot; thence run in a Southerly direction along the West line of said Anthony Wade Thompson lot a distance of 60 feet; thence run in an Easterly direction a distance of 110 feet; thence run in a Northerly direction a distance of 60 feet to the point of beginning.



20250915000277600 3/4 \$110.00  
Shelby Cnty Judge of Probate, AL  
09/15/2025 03:06:20 PM FILED/CERT

# Real Estate Sales Validation Form

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

Grantor's Name GARY & CAROLE THOMPSON  
Mailing Address 3848 HWY 10  
MONTEVALLO, AL  
35115

Grantee's Name RONALD & DOROTHY WHITLEY  
Mailing Address 445 HEATER SAGE RD  
MAYLENE, AL 35114


Property Address 5611 Hwy 10  
MONTEVALLO, AL.  
35115

Date of Sale 8/5/2025  
Total Purchase Price \$  
or  
Actual Value \$  
or  
Assessor's Market Value \$ 79,000

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

  
20250915000277600 4/4 \$110.00  
Shelby Cnty Judge of Probate, AL  
09/15/2025 03:06:20 PM FILED/CERT

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 9/15/2025

Print RONALD WHITLEY

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1