

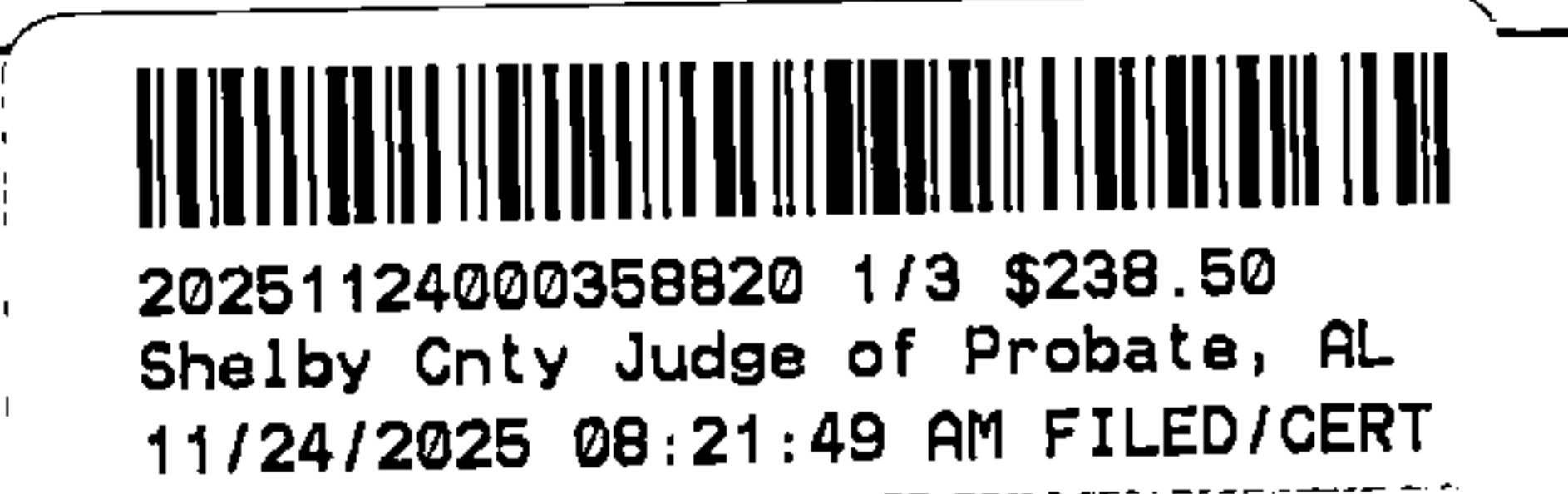
THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

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

Send Tax Notice to:
Paula Wheeler
P O Box 934
Columbiana AL 35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)



KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED EIGHT THOUSAND TWO HUNDRED EIGHT DOLLARS AND ZERO CENTS (\$208,280.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **William D. Payne, a single man (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **William Louis Payne and Paula E. Wheeler (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

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.

William D. Payne is the surviving grantee in instrument 20100429000131920 Probate Office, Shelby County Alabama. The other grantee, Mary F. Payne is deceased having died on July 24,2020.
William D. Payne, reserves a Life Estate in and to the property described herein.

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 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, heirs, executors and assigns forever, against the lawful claims of all persons.

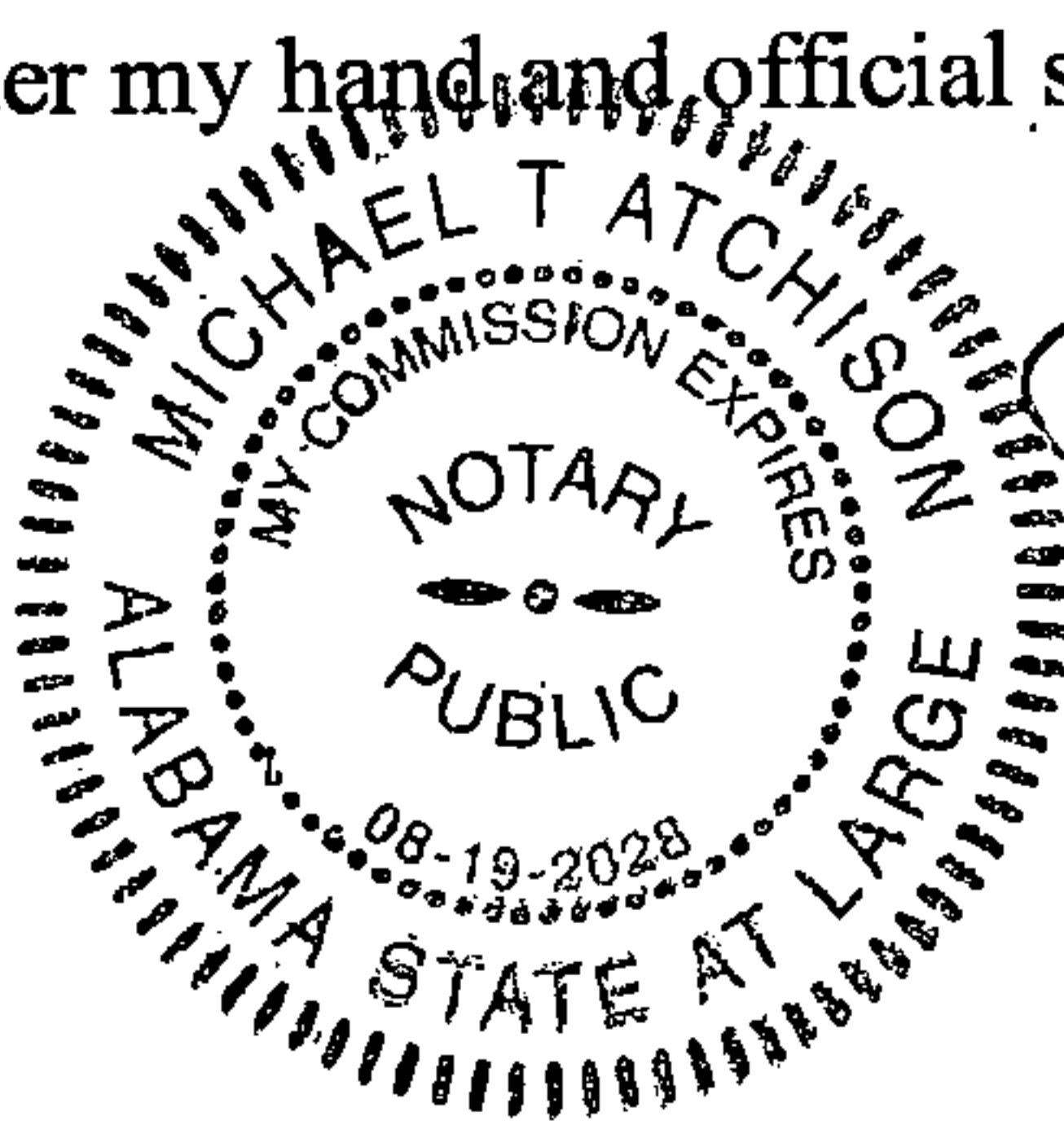
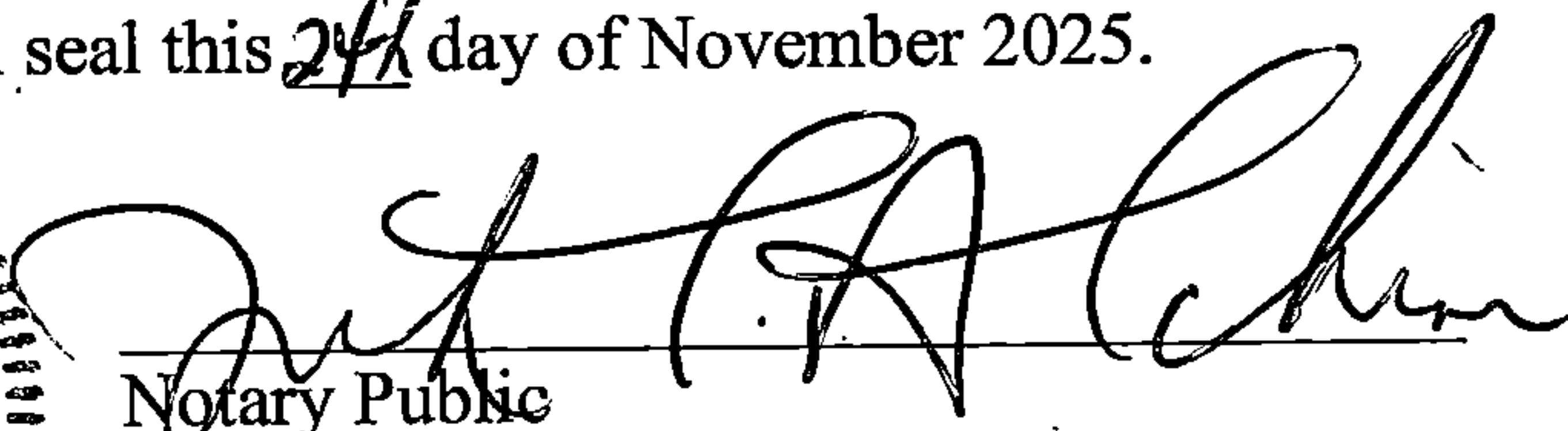
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 24th day of November 2025.


William D. Payne

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **William D. Payne**, 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 the same bears date.

Given under my hand and official seal this 24th day of November 2025.



Notary Public
My Commission Expires:

Shelby County, AL 11/24/2025
State of Alabama
Deed Tax: \$208.50

EXHIBIT A – LEGAL DESCRIPTION



20251124000358820 2/3 \$238.50
Shelby Cnty Judge of Probate, AL
11/24/2025 08:21:49 AM FILED/CERT

Commence at the SE corner of the NW 1/4 of the NE 1/4 of Section 36, Township 21 South, Range 1 West; thence South 89 degrees 49 minutes 09 seconds west along the South line of said 1/4-1/4 Section a distance of 213.15 feet to the point of beginning; thence continue along the last described course a distance of 421.62 feet; thence North 25 degrees 48 minutes 09 seconds East a distance of 188.44 feet to the Southerly right of way of Shelby County Highway 78 (Mooney Road); thence South 63 degrees 29 minutes 37 seconds East along said right of way a distance of 379.02 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name William D. Payne
Mailing Address PO Box 1042
Columbiana AL 35051

Grantee's Name Paula Wheeler
Mailing Address PO Box 934
Columbiana AL 35051

Property Address 454 Mooney Rd
Columbiana AL 35051

Date of Sale 24 Nov 2025

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 208,280⁰⁰



20251124000358820 3/3 \$238.50
Shelby Cnty Judge of Probate, AL
11/24/2025 08:21:49 AM FILED/CERT

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 Tax value

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 _____

Unattested

(verified by)

Print

Sign

Mike J. Atch. Sm
[Signature]
(Grantor/Grantee/Owner/Agent) circle one