

This Instrument was Prepared by:

Send Tax Notice To: Joe A Young Jr.

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

File No.: MV-25-30942

P.O. Box 380005  
Birmingham, AL 35238

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Twenty Nine Thousand Nine Hundred Dollars and No Cents (\$129,900.00)**, 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, **James Clark and Tracy Clark**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Joe A Young Jr.**, (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 2026 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

**\$103,920.00** 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 persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 29th day of December, 2025.

James Clark

Tracy Clark

State of Alabama

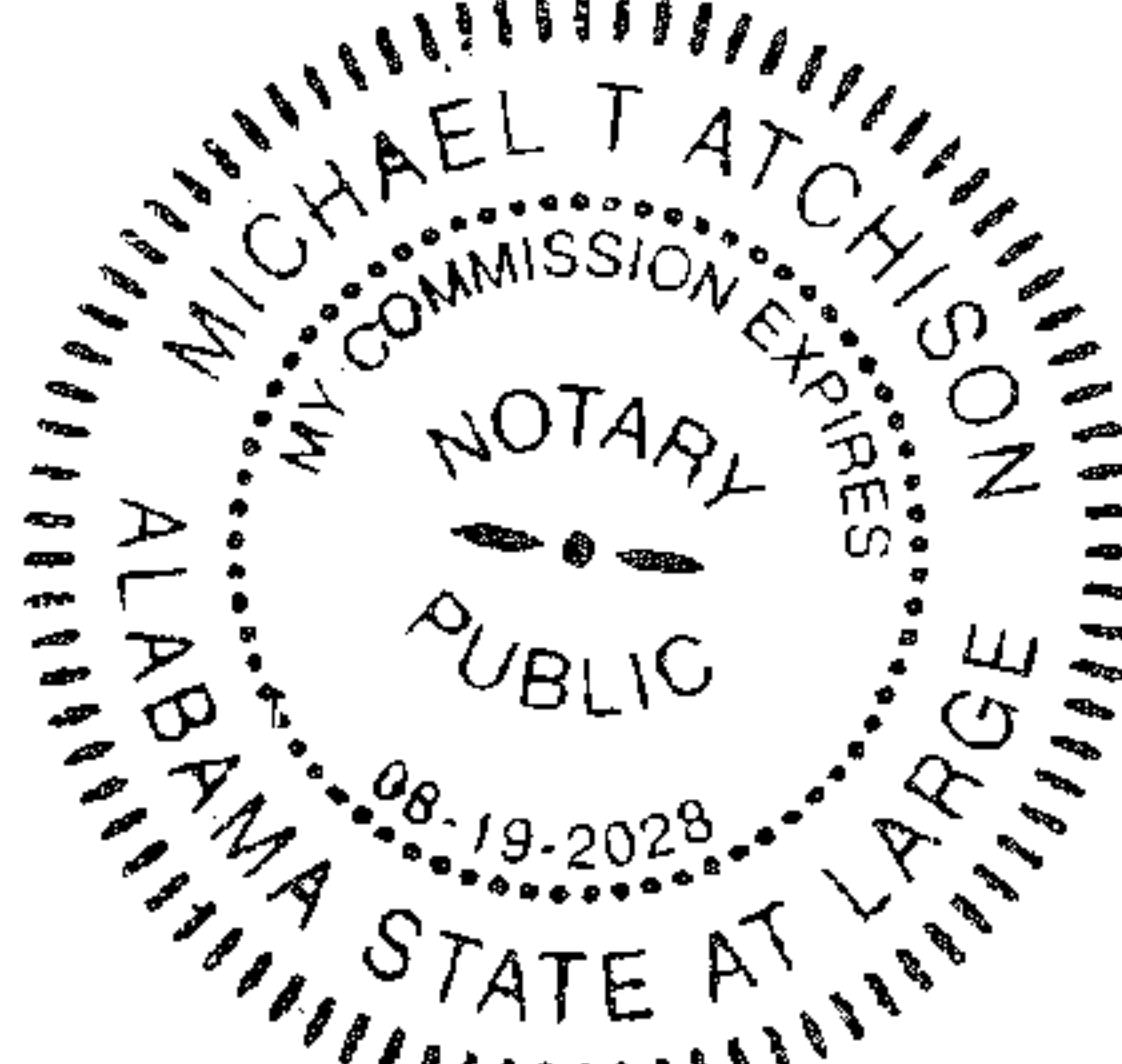
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that James Clark and Tracy Clark, 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 29th day of December, 2025.

Notary Public, State of Alabama

My Commission Expires: 8-19-28



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

All that part of the NE 1/4 of the NE 1/4 of Section 7, Township 21, Range 2 East of the Huntsville Meridian Shelby County, Alabama, more particularly described as follows:  
Beginning at a point which is North 297.33 feet and East 311.28 feet from the SW corner of the NE 1/4 of the NE 1/4 Section 7, thence from the true point of beginning North 78°12' East 185.00 feet to the 397' contour line; thence along said contour line South 07°18' East 99.21 feet; thence continue along said contour line South 07°41' East 1.10 feet; thence leaving said contour line South 78°12' West 177.28 feet; thence North 11°48' West 100.00 feet to the Point of Beginning. Said property is in Tract 4-A.

24-month chain of title: Instrument #20250731000228080, being a Warranty Deed, Jointly for Life with Remainder to Survivor, dated July 28, 2023, to James Clark and Tracy Clark

## Real Estate Sales Validation Form

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

Grantor's Name	James Clark Tracy Clark	Grantee's Name	Joe A Young Jr. <i>P. O. Box 380005</i>
Mailing Address	<i>255 Carol Rd Wilsonville, AL 35186</i>	Mailing Address	<i>Birmingham, AL 35238</i>
Property Address	377 Valentine Cir. Wilsonville, AL 35186	Date of Sale	December 29, 2025
		Total Purchase Price	\$129,900.00
		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)

<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 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 December 23, 2025

Print James Clark

Sign James Clark (Grantor/Grantee/Owner/Agent) circle one

**Unattested**

**Filed and Recorded**

**Official Public Records** Verified by

**Judge of Probate, Shelby County Alabama, County**

**Clerk**

**Shelby County, AL**

**12/30/2025 08:57:03 AM**

**\$54.00 JOANN**

**20251230000396540**

**Form RT-1**



*Allen S. Boyd*