

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Dakota S. Watts
9442 Old Highway 280
Chelsea, AL 35043

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Fifty Thousand And No/100 Dollars (\$50,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Burlin D. McManus, Jr., a married person, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Dakota S. Watts (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

A Parcel of land situated in the NE 1/4 of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NE Corner of the SE 1/4 of the NE 1/4 of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama, said point also being the NW Corner of the SW 1/4 of the NW 1/4 of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama; thence S00°35'56"E a distance of 240.17'; thence S43°24'05"W a distance of 280.65' to the POINT OF BEGINNING; thence continue S43°24'05"W a distance of 303.64'; thence S46°35'55"E a distance of 125.50'; thence S42°00'38"E a distance of 17.11'; thence N44°40'43"E a distance of 290.62'; thence N41°03'23"W a distance of 149.73' to the POINT OF BEGINNING.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$40,000.00 executed and recorded simultaneously herewith.

SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR NOR THEIR SPOUSE.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 28th day of January, 20 20.

Burlin D. McManus, Jr.
Burlin D. McManus, Jr.

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Burlin D. McManus, Jr. 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 on this 28th day of January, 20 20.

B. Dutton
Notary Public
My commission expires:



Real Estate Sales Validation Form

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

Grantor's Name	Burlin D. McManus, Jr.	Grantee's Name	Dakota S. Watts
Mailing Address	P.O. Box 7 Childersburg, AL 35044	Mailing Address	9442 Old Highway 280 Chelsea, AL 35043
Property Address	9442 Old Highway 280 Chelsea, AL 35043	Date of Sale	January 28, 2026
		Total Purchase Price	\$50,000.00
		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 type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" 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

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.

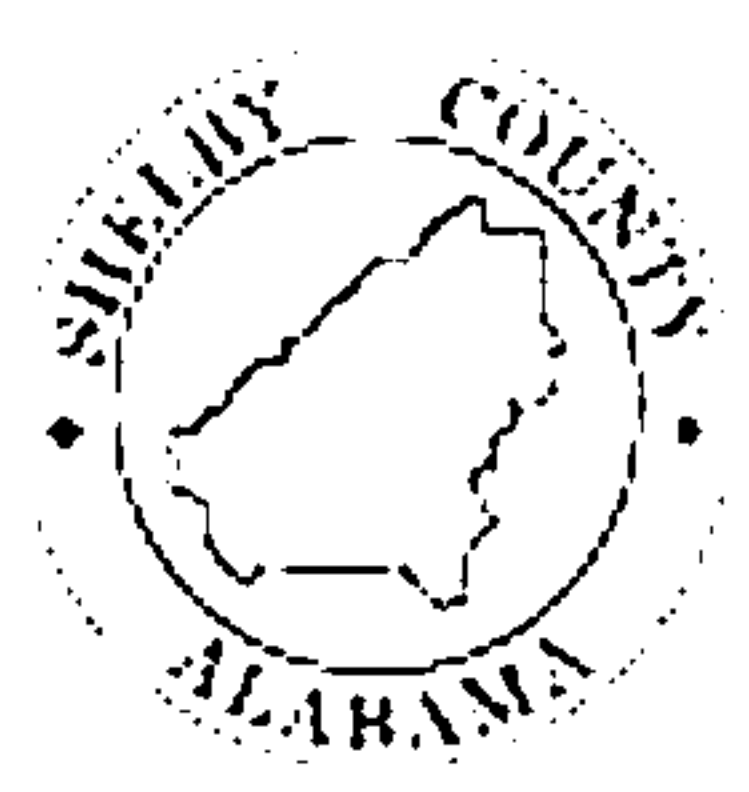
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: January 28, 2026

Sign _____
Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/02/2026 11:51:38 AM
\$38.00 BRITTANI
20260202000030050

Allie S. Bayl