

This Instrument was Prepared by:

Send Tax Notice To: Amanda Mangham

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

*147 Yellow Jacket Lane
Wilsonville, AL 35186*

File No.: S-26-31080

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Thirty Thousand Dollars and No Cents (\$30,000.00)**, 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, **Gary E. Perryman, a single man, Charles Andrew Moore, a single man and Deanna Faye Bishop, a married woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Amanda Mangham**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

BEGIN at the SE Corner of the NE 1/4 of the SW 1/4 of Section 22, Township 21 South, Range 1 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N85°10'02"W a distance of 665.33'; thence N83°54'22"W a distance of 194.69'; thence N03°59'19"E a distance of 110.13'; thence S84°55'16"E a distance of 940.62'; thence S02°23'11"W a distance of 110.47'; thence N85°10'05"W a distance of 83.74' to the POINT OF BEGINNING.

ALSO AND INCLUDING / SUBJECT TO a 20.00' Ingress/Egress Easement, as recorded in Instrument #20201123000536990; a 30.00' Ingress/Egress Easement, as recorded in Map Book 30, Page 89; a 25.00' Easement and a 30.00' Easement, both recorded in Instrument #20130516000203270, in the Office of the Judge of Probate of Shelby County, Alabama.

According to the survey of Rodney Shiflett, dated February 23, 2026.

No part of the homestead of the Grantors herein or spouse, if any.

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.

\$0.00 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 10th day of March, 2026.

Gary E. Perryman

Gary E. Perryman

Charles Andrew Moore

Charles Andrew Moore

Deanna Faye Bishop

Deanna Faye Bishop

State of Alabama

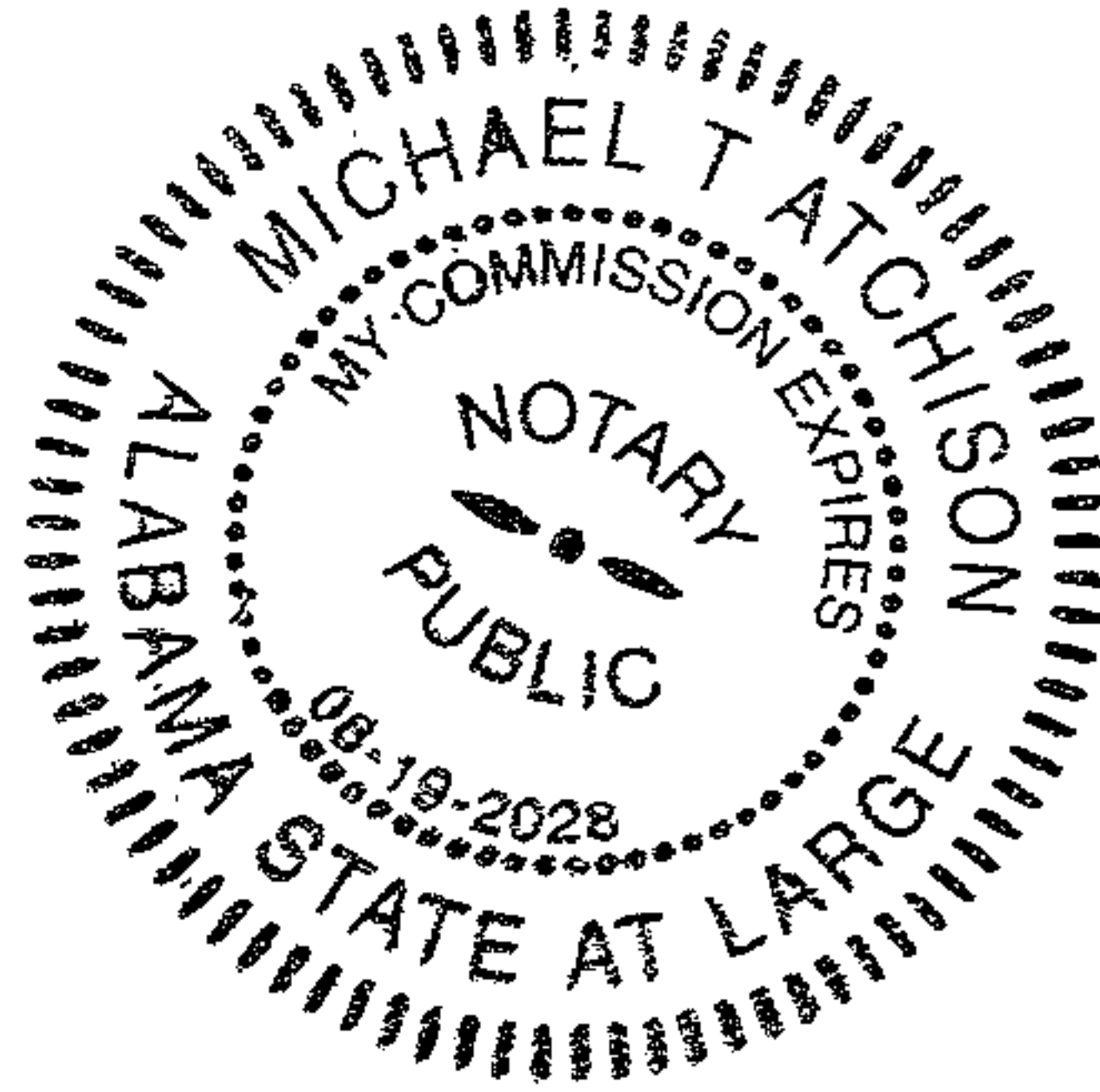
County of Shelby

I, Michael T. Atchison Notary Public in and for the said County in said State, hereby certify that Gary E. Perryman, Charles Andrew Moore, and Deanna Faye Bishop, 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 10th day of March, 2026

[Signature]
Notary Public, State of Alabama

My Commission Expires: 8-19-28



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 E. Perryman Charles Andrew Moore Deanna Faye Bishop	Grantee's Name	Amanda Mangham
Mailing Address	<u>110 Summer Hill Dr. Columbiana AL 35051</u>	Mailing Address	<u>147 Yellow Jacket Lane Wilsonville AL 35186</u>
Property Address	<u>Wilsonville, AL 35051</u>	Date of Sale	<u>March 10, 2026</u>
		Total Purchase Price	<u>\$30,000.00</u>
		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 of 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 March 10, 2026

Print Gary E. Perryman

Unattested _____

Sign Gary E. Perryman
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded (Verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/11/2026 11:31:21 AM
\$59.00 JOANN
20260311000071230

Allie S. Bayl