

This Instrument was Prepared by:

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

File No.: S-23-29506

Send Tax Notice To: Jeremy Wilson  
Connie Thompson

124 Hidden Springs Dr  
Columbiana, AL 35051

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Sixty Six Thousand Two Hundred Dollars and No Cents (\$66,200.00)**, 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, **Wanda G. Gaut**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jeremy Wilson and Connie Thompson**, (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 taxes for 2024 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 Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 7<sup>th</sup> day of Nov, 2023.

Wanda G. Gaut  
Wanda G. Gaut

State of Alabama

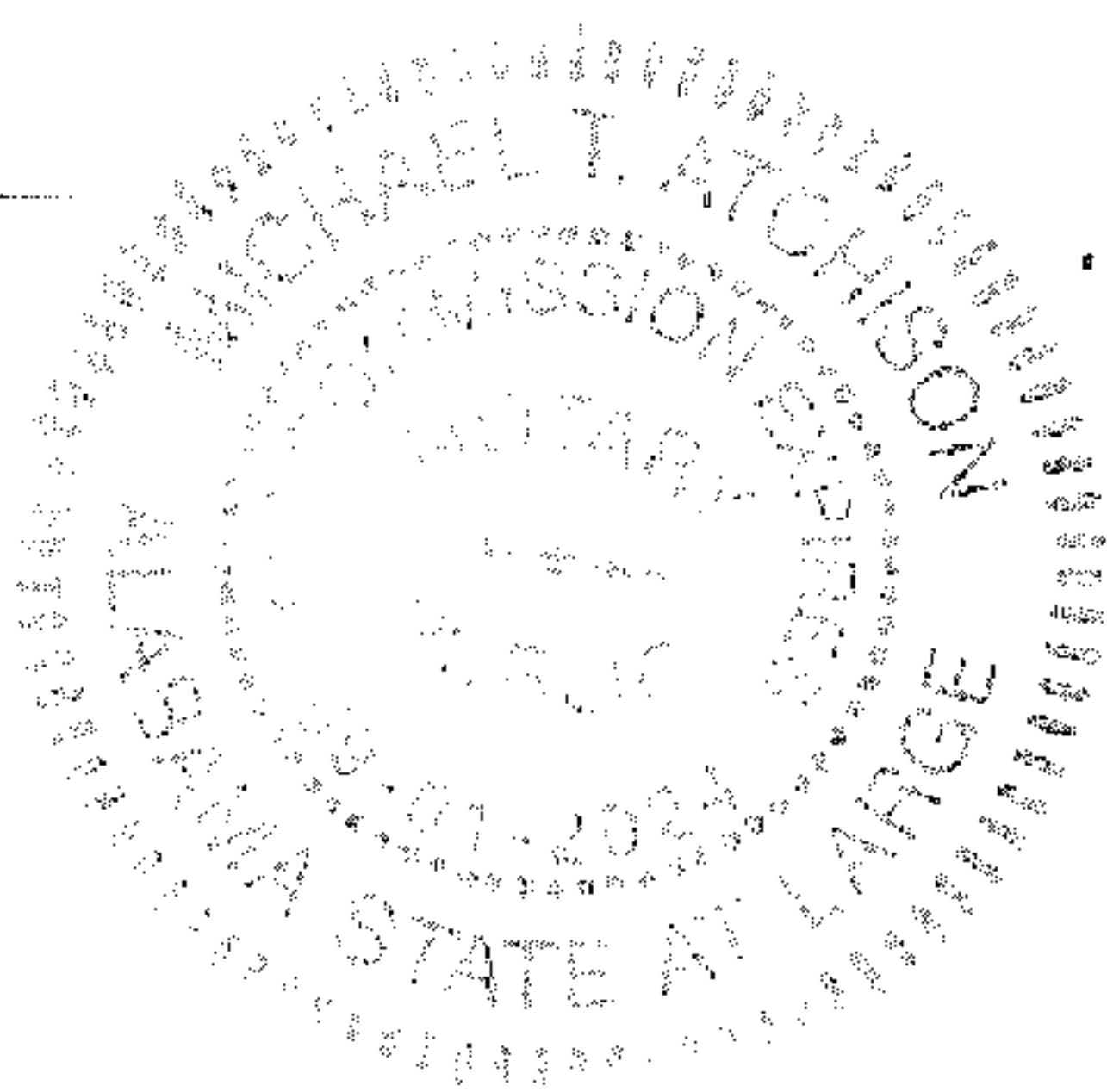
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that **Wanda G. Gaut**, 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 7th day of November, 2023.

[Signature]  
Notary Public, State of Alabama

My Commission Expires: September 01, 2024



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

Commence at the NW corner of the SE 1/4 of the NW 1/4 of Section 15, Township 21 South, Range 1 East, Shelby County, Alabama; thence South 00 degrees 34 minutes 56 seconds East a distance of 13.00 feet to the POINT OF BEGINNING; thence continue South 00 degrees 34 minutes 56 seconds East a distance of 646.63 feet; thence South 89 degrees 09 minutes 51 seconds East a distance of 1342.27 feet; thence North 00 degrees 15 minutes 48 seconds West a distance of 649.92 feet; thence North 89 degrees 18 minutes 27 seconds West a distance of 1345.81 feet to the POINT OF BEGINNING.

ALSO AND INCLUDING AND SUBJECT TO a 22' Ingress/Egress & Utility Easement, as recorded in Inst. 20151012000355590 and 22' Ingress/Egress & Utility Easement, as recorded in Inst. 20210329000154850, in the Office of the Judge of Probate of Shelby County, Alabama.

According to the survey of Rodney Shiflett, dated March 22, 2021,

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Wanda G. Gaut  
1234 Hwy 7  
 Mailing Address Wilsonville, AL  
35186

Grantee's Name Jeremy Wilson  
Connie Thompson  
 Mailing Address 124 N. Eden Springs Dr  
Columbiana, AL 35051

Property Address 708 Gallups Ln.  
Wilsonville, AL 35186

Date of Sale November 07, 2023  
 Total Purchase Price \$66,200.00  
 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)

☒ Bill of Sale ☐ Appraisal  
☒ Sales Contract ☐ Other  
☐ 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 November 06, 2023

Print Wanda G. Gaut

Unattested

Sign Wanda G. Gaut  
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 11/07/2023 11:21:50 AM  
 \$94.50 BRITTANI  
 20231107000327510

Form RT-1

*Alvin S. Bayl*