



20240108000006500 1/3 \$147.50
 Shelby Cnty Judge of Probate, AL
 01/08/2024 01:53:32 PM FILED/CERT

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
 P.O. Box 587 Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, and in order to create a joint tenancy with right of survivorship, the undersigned Teresa Waldrop Ray, married (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Teresa Waldrop Ray and Donald P. Ray (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Parcel 1

Commence at the NW corner of the NE ¼ of the NW ¼ of Section 9, Township 21 South, Range 1 East; thence run South along the West line of said ¼-¼ for 58.18 feet to the Southerly R/W of Alabama Hwy. 25; thence continue last described course for 590.28 feet to the Northerly R/W of Southern Railway; thence 93 deg. 50 min. 40 sec. left run along said R/W for 103 feet to the Point of Beginning; thence continue 279.83 feet along said Railroad R/W; thence 86 deg. 06 min. 52 sec. left for 155.58 feet; thence 90 deg. left for 279.83 feet to a point lying North of the Point of Beginning; thence 90 deg. left and run Southerly parallel to the West line of said ¼-¼ section to the Point of Beginning.

Parcel 2

Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 9, Township 21 South, Range 1 East; thence run South along the West line of said Quarter Quarter for 58.18 feet to the Southerly R/W of Alabama Hwy. 25 and the Point of Beginning; thence continue last described course for 590.28 feet to the Northerly R/W of Southern Railway; thence 93 deg. 50 min. 40 sec. left run along said R/W for 382.63 feet; thence 86 deg 06 min 52 sec. left run 155.58 feet; thence 90 deg. 00 min. left run 115.71 feet; thence 90 deg. 00 min. right run 192.88 feet; thence 88 deg. 16 min. 06 sec. left run 58.44 feet; thence 88 deg. 15 min. 34 sec. right run 208.00 feet to the Southerly R/W of said Hwy. 25; thence 88 deg. 15 min. 20 sec. left run 208.00 feet to the Point of Beginning. Containing 3.67 Acres more or less.

Less and except the portion of the above described property previously conveyed to Grantee by deed recorded as Instrument # 20090622000238990 in the Probate Office of Shelby County, Alabama.

Shelby County, AL 01/08/2024
 State of Alabama
 Deed Tax: \$119.50



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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 GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 8th day of January, 2024.

Teresa Waldrop Ray
 Teresa Waldrop Ray

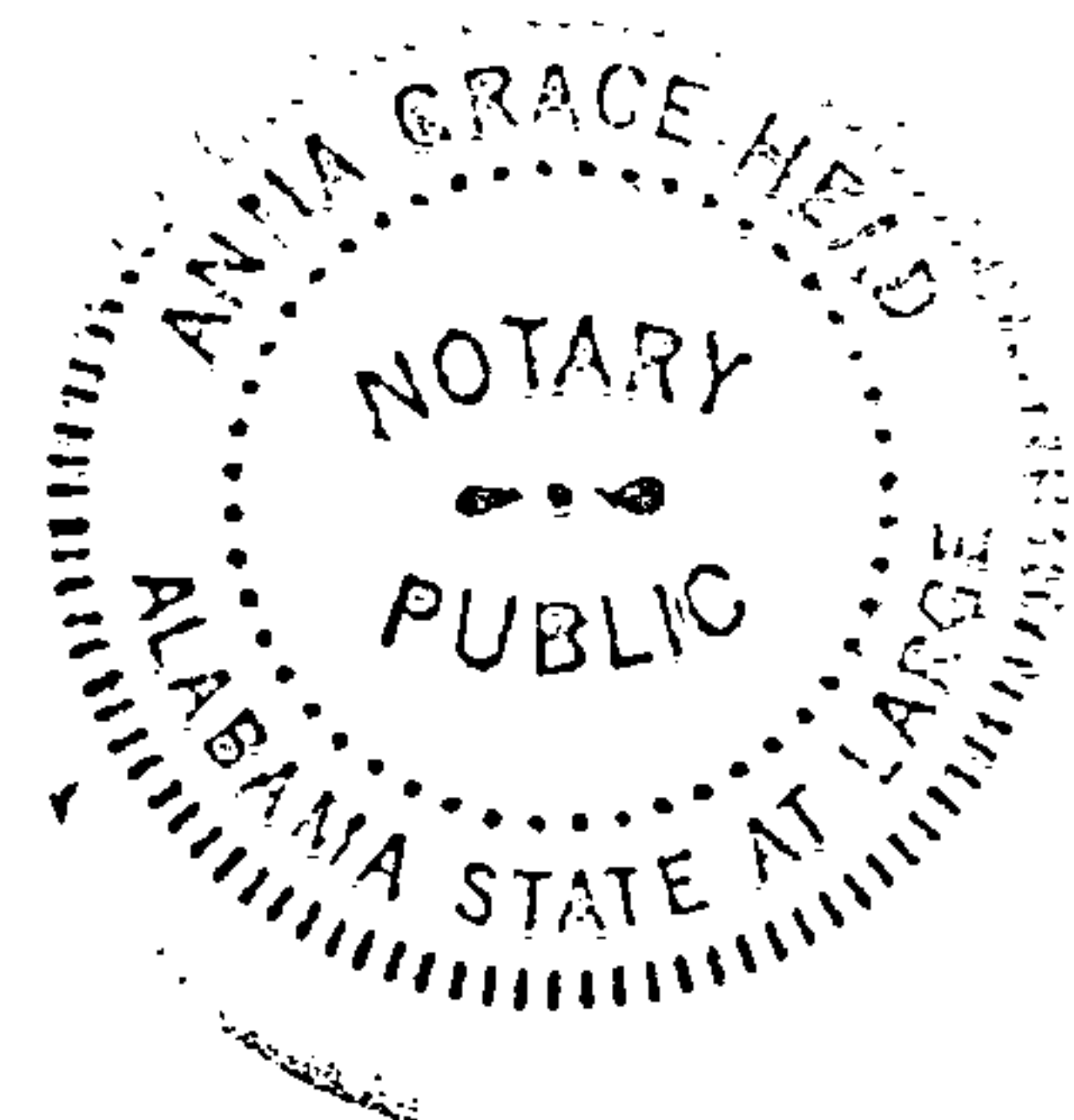
STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Teresa Waldrop Ray, 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 8th day of January, 2024.

[Signature]
 Notary Public

My commission expires: 05-11-2027



Real Estate Sales Validation Form

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

Grantor's Name Teresa Waldrop Ray
Mailing Address PO Box 1842
Columbiana, AL 35051

Grantee's Name Teresa Waldrop Ray & Donald P. Ray
Mailing Address PO Box 1842
Columbiana, AL 35051

Property Address 26766 Hwy 25
Columbiana, AL 35051

Date of Sale 1-8-24
Total Purchase Price \$
or
Actual Value \$ 119,115.00
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
Sales Contract
Closing Statement
Appraisal
[X] Other 1/2 assessor's current market 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 any.

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 1-8-24

Print Teresa Waldrop Ray

Unattested

Sign

Teresa Waldrop Ray

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

