

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Ronnie Adam Brantley
1300 HWY 304
Calera AL 35040

WARRANTY DEED

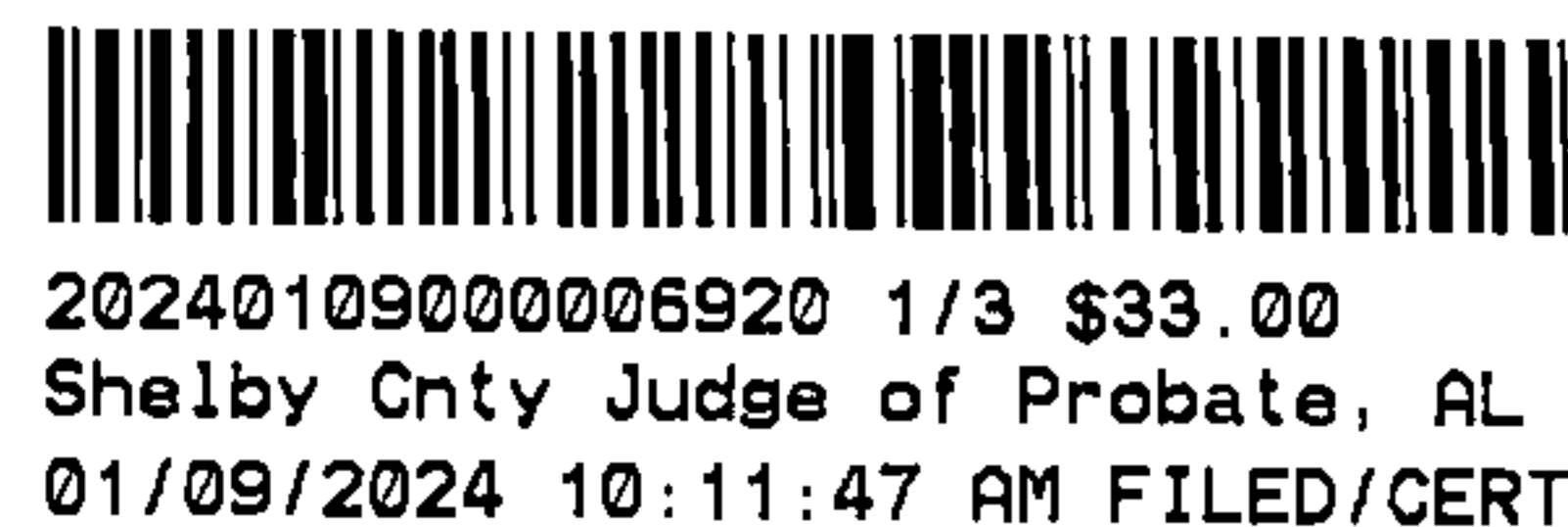
STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS AND ZERO CENTS (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Teresa Brantley, a single woman*** (herein referred to as ***Grantors***), grant, bargain, sell and convey unto, ***Ronnie Adam Brantley*** (herein referred to as ***Grantee***), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2018.
2. Easements, restrictions, rights of way, and permits of record.



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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of June, 2018.

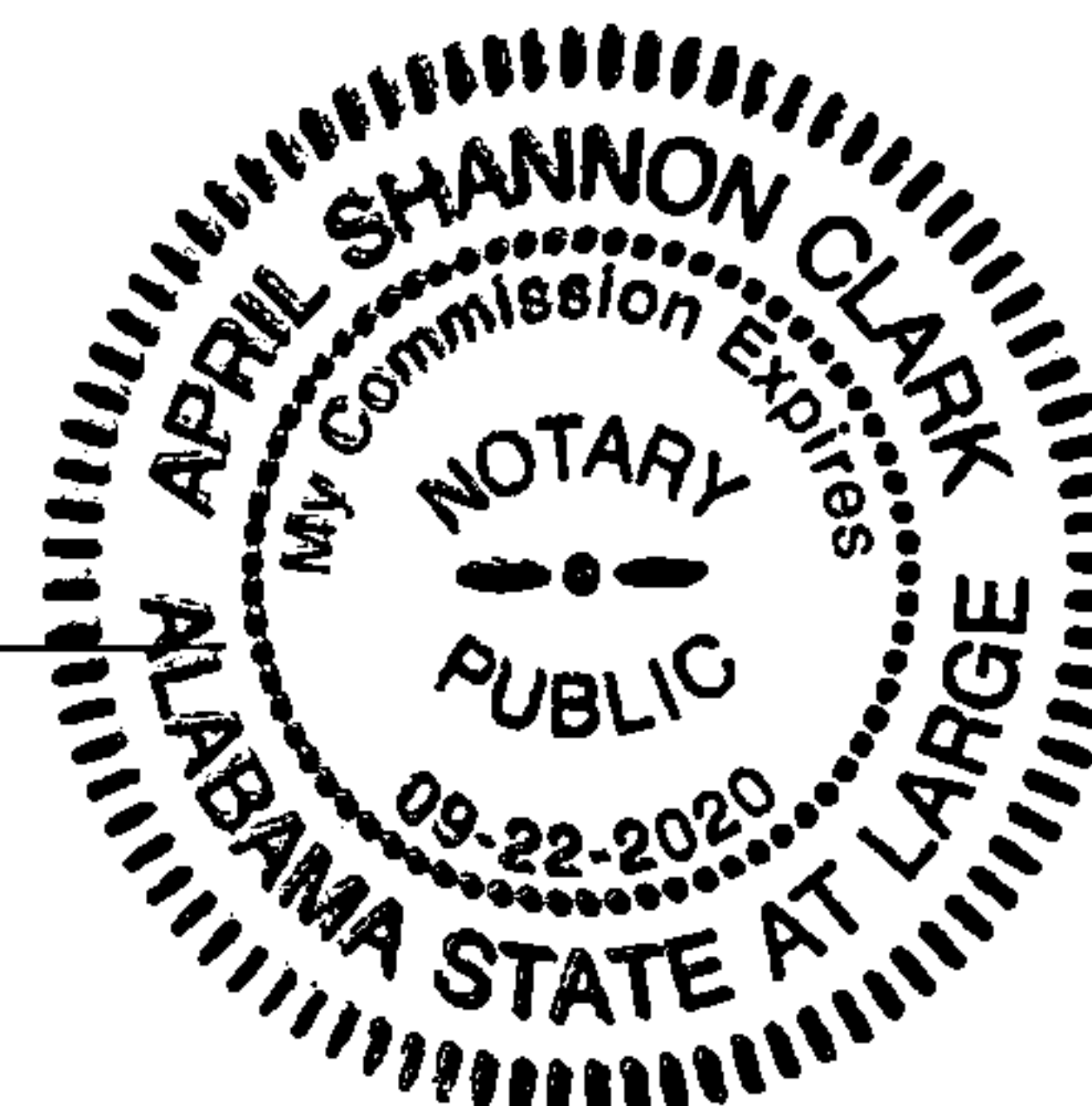

Teresa Brantley

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Teresa Brantley***, 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 19th day of June, 2018.


Notary Public
My Commission Expires: 9/22/2020



Shelby County, AL 01/09/2024
State of Alabama
Deed Tax: \$5.00

EXHIBIT A – LEGAL DESCRIPTION


20240109000006920 2/3 \$33.00
Shelby Cnty Judge of Probate, AL
01/09/2024 10:11:47 AM FILED/CERT

Commence at the SW Corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 3, Township 22 South, Range 2 West, Shelby County, Alabama; thence N $89^{\circ}06'18''$ E, a distance of 100.00' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 320.62'; thence N $01^{\circ}10'06''$ W, a distance of 420.00'; thence N $89^{\circ}57'09''$ W, a distance of 171.70'; thence S $07^{\circ}20'07''$ E, a distance of 39.93'; to the beginning of a curve to the right, having a radius of 135.00, a central angle of $41^{\circ}08'51''$, and a subtended by a chord which bears S $12^{\circ}36'35''$ W, and a chord distance of 94.88'; thence along the arc of said curve, a distance of 96.95'; thence S $32^{\circ}35'41''$ W, a distance of 73.67' to the beginning of a curve to the left, having a radius of 589.37, a central angle of $12^{\circ}54'11''$, and subtended by a chord which bears S $26^{\circ}08'36''$ W, and a chord distance of 132.44'; thence along the arc of said curve a distance of 132.73'; thence S $19^{\circ}41'31''$ W, a distance of 46.38' to the beginning of a curve to the left, having a radius of 189.37, a central angle of $21^{\circ}01'51''$; and subtended by a chord which bears S $09^{\circ}10'37''$ W, and a chord distance of 69.12'; thence along the arc of said curve, a distance of 69.51', to the POINT OF BEGINNING.

Less and except the North 59.93 feet of the above described property.

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 Brantley
Mailing Address 1292 Hwy 304
Calera AL 35040

Grantee's Name Ronnie Adam Brantley
Mailing Address 1300 Hwy 304
Calera AL 35040

Property Address 1300 Hwy 304
Calera AL 35040

Date of Sale 6-19-18
Total Purchase Price \$ 5000.00


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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other


20240109000006920 3/3 \$33.00
Shelby Cnty Judge of Probate, AL
01/09/2024 10:11:47 AM FILED/CERT

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 _____

Print Teresa Brantley

Unattested

Sign Teresa Brantley

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1