

Send Tax Notice to:  
Ms. Jamie Renee Williamson  
1985 Twin Churches Road  
Munford, Alabama 36268

THIS INSTRUMENT WAS PREPARED BY:  
ELLIS, HEAD, OWENS & JUSTICE  
P. O. BOX 587  
COLUMBIANA, ALABAMA 35051

  
20150505000147790 1/5 \$57.50  
Shelby Cnty Judge of Probate, AL  
05/05/2015 02:46:44 PM FILED/CERT

**GENERAL WARRANTY DEED**

STATE OF ALABAMA       )  
SHELBY COUNTY         )

Shelby County, AL 05/05/2015  
State of Alabama  
Deed Tax: \$29.50

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **ONE AND 00/100 DOLLAR (\$1.00)**, and other good and valuable consideration, including the division of real property of Ramona Gay Osborn, deceased, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, we, **BARRY K. OSBORN**, an unmarried man, **STACY E. OSBORN**, an unmarried man, **JAMIE RENEE WILLIAMSON**, an unmarried woman, and **STEFAN DEREK OSBORN**, a married man, (herein referred to as Grantors) do grant, bargain, sell and convey unto **JAMIE RENEE WILLIAMSON** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at a point 400 ft. North of South line of SW 1/4 of SE 1/4 of Section 24, Township 19, Range 1 West, on West side of road leading from Highway 91 to W. D. Osborn's Residence. Run West 220 feet; thence North 200 ft.; thence East 220 ft.; thence South 200 ft. to point of beginning. The aforesaid road forming East boundary. One acre, more or less. This being the same property described in that certain deed recorded in Deed Book 137, page 242 in the Probate Records of Shelby County, Alabama.

(Parcel 1-A)

Commence at the Southeast corner of the SW 1/4 of SE 1/4, Section 24, T-19S, R-1W; thence run Westerly along the South line of said SW 1/4 of SE 1/4 a distance of 610.79 feet to a point; thence turn an angle of 101° 53' 44" to the right and run Northeasterly a distance of 400.0 feet to the point of beginning; thence continue along the same line of direction a distance of 200.0 feet to a point; thence turn an angle of 101° 53' 44" to the left and run Westerly a distance of 46.25 feet to a point; thence turn an angle of 91° 28' 15" to the left and run Southerly a distance of 195.77 feet to the point of beginning. Said parcel is lying in the SW 1/4 of SE 1/4, Section 24, T-19S, R-1W and contains 0.1039 acre.

(Parcel 1-B)

Commence at the Southeast corner of the SW 1/4 of SE 1/4, Section 24, T-19S, R-1W; thence run Westerly along the South line of said SW 1/4 of SE 1/4, a distance of 390.79 feet to a point on the Western 25 foot right-of-way line of County Highway 440; thence turn an angle of 101° 53' 44" to the right and run Northeasterly along said right-of-way line a distance of 345.75 feet to the point of beginning; thence leaving said right-of-way line but continuing along the same line of direction, run a distance of 185.04 feet to a point; thence turn an angle of 154° 01' 21" to the right and run Southeasterly a



distance of 65.35 feet to a point on the above mentioned 25 foot right-of-way line of County Highway 440; thence turn an angle of 51° 31' 35" to the right and run Southwesterly along said right-of-way line and along a curve to the left (concave Southeasterly and having a radius of 292.82 feet and a central angle of 25° 32' 56") for an arc distance of 130.57 feet to the point of beginning. Said parcel is lying in the SW 1/4 of SE 1/4, Section 24, T-19S, R-1W and contains 0.0464 acre.

Roderick Eugene Osborn, a/k/a Roderick E. Osborn, a/k/a R. E. Osborn, a/k/a Roderick Osborn, died on or about January 4, 2001, while married to Ramona Gay Osborn, who died on June 16, 2014. Roderick Eugene Osborn and Ramona Gay Osborn had three children, namely, Randy Osborn, deceased, and Grantors Barry K. Osborn and Stacy Osborn. Randy Osborn had two children, being Grantors Jamie Renee Williamson and Stefan Derek Osborn.

The above described property does not constitute any part of the homestead of any Grantor or their spouse.

TO HAVE AND TO HOLD unto the said Grantee, her heirs, successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 5<sup>th</sup> day of May, 2015.

  
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Barry K Osborn (SEAL)  
Barry K. Osborn

Stacy E Osborn (SEAL)  
Stacy E. Osborn

Jamie Renee Williamson (SEAL)  
Jamie Renee Williamson

Stefan D Osborn (SEAL)  
Stefan Derek Osborn

STATE OF ALABAMA       )  
SHELBY COUNTY        )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **BARRY K. OSBORN**, an



unmarried man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5<sup>th</sup> day of May, 2015.

Kiri M. Foster (SEAL)  
Notary Public  
My Commission Expires: 1-7-19

STATE OF ALABAMA       )  
SHELBY COUNTY        )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **STACY E. OSBORN**, an unmarried man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5<sup>th</sup> day of May, 2015.

Kiri M. Foster (SEAL)  
Notary Public  
My Commission Expires: 1-7-19

STATE OF ALABAMA       )  
SHELBY COUNTY        )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **JAMIE RENEE WILLIAMSON**, an unmarried woman, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5<sup>th</sup> day of May, 2015.

Kiri M. Foster (SEAL)  
Notary Public  
My Commission Expires: 1-7-19

STATE OF ALABAMA       )  
SHELBY COUNTY        )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **STEFAN DEREK OSBORN**, a married man, 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, he executed the same voluntarily on the day the same bears date.



Given under my hand and official seal this 5<sup>th</sup> day of May, 2015.

Kiri M. Foster (SEAL)  
Notary Public  
My Commission Expires: 1-7-19

  
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# Real Estate Sales Validation Form

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

Barry K. Osborn, Stacy E. Osborn,

Grantor's Name Jamie Renee Williamson, Stefan Derek Osborn Grantee's Name Jamie Renee Williamson

Mailing Address 199 Osborn Road  
Chelsea, AL 35043

Mailing Address 1985 Twin Churches Rd.  
Munford, Alabama 36268

Property Address 1593 Highway 440  
Chelsea, AL 35043

Date of Sale May 5, 2015

Total Purchase Price \$                     

or

Actual Value \$                     

or

Assessor's Market Value \$ 29,150.00



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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 Property Tax Assessment

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 5-5-15

Print Jamie Renee Williamson

☐ Unattested

K. Fast  
(verified by)

Sign Jamie Renee Williamson  
(Grantor/Grantee/Owner/Agent) circle one