

Send Tax Notice to:
Mr. Stefan Derek Osborn
64 Osborn Road
Chelsea, Alabama 35043

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

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

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 **STEFAN DEREK OSBORN** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:


Part of the SW 1/4 of the SE 1/4, Section 24, Township 19, Range 1 West, beginning at a point 200 feet North of South line of Forty on the West side of road leading from Highway 91 to W. D. Osborn residence, thence West 220 feet, North 200 feet, East 220 feet, South 200 feet to point of beginning. Containing one acre, more or less.

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, his 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.


20150505000147800 1/4 \$30.50
Shelby Cnty Judge of Probate, AL
05/05/2015 02:46:45 PM FILED/CERT

Shelby County, AL 05/05/2015
State of Alabama
Deed Tax:\$7.50

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

Barry K. Osborn (SEAL)
Barry K. Osborn

Stacy E. Osborn (SEAL)
Stacy E. Osborn

Jamie Renee Williamson (SEAL)
Jamie Renee Williamson

20150505000147800 2/4 \$30.50
Shelby Cnty Judge of Probate: AL
05/05/2015 02:46:45 PM FILED/CERT

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 5th day of
May, 2015.

Kimi 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 5th day of
May, 2015.

Kimi 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 5th day of May, 2015.

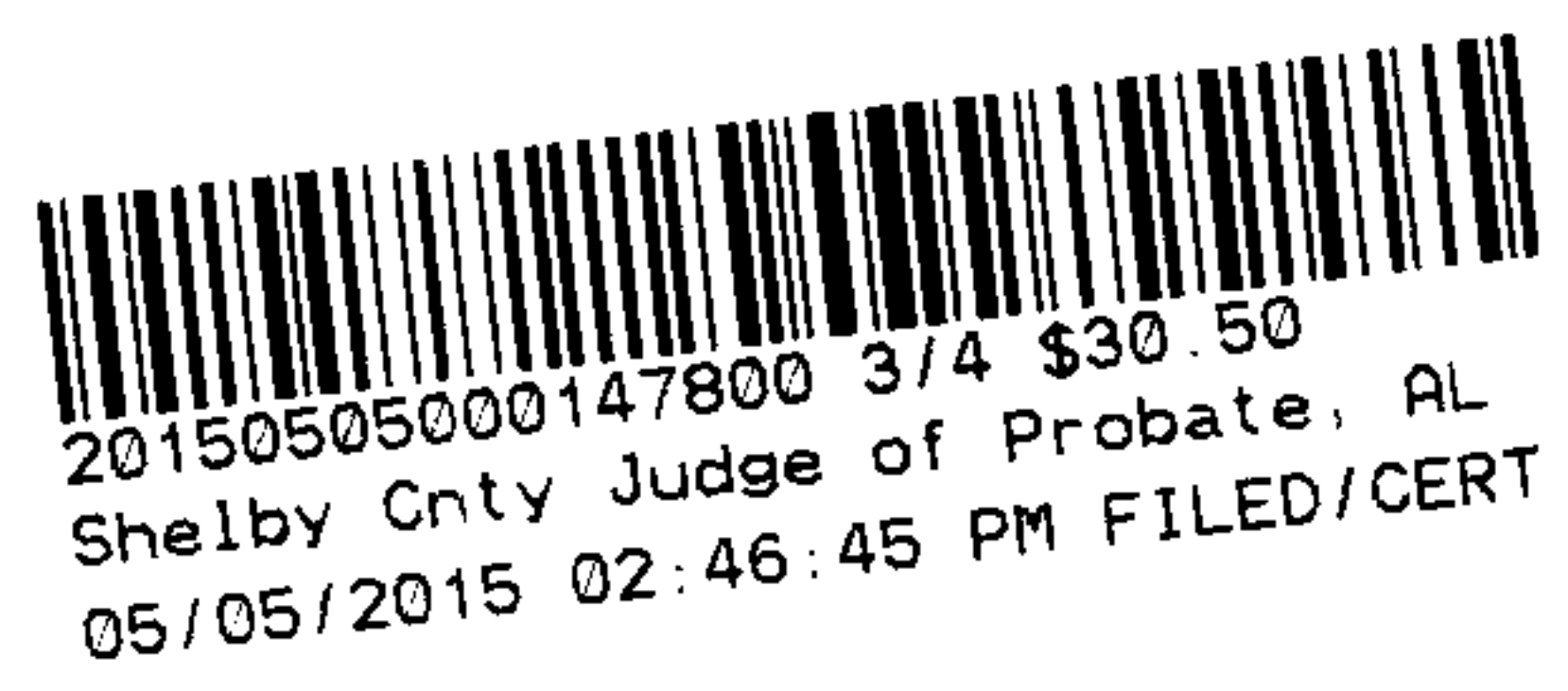
Kimi M. Foster (SEAL)
Notary Public
My Commission Expires: 1-7-19

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 5th day of May, 2015.

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



Real Estate Sales Validation Form

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

Grantor's Name Barry K. Osborn, Stacy E. Osborn,
Stefan Derek Osborn, Jamie Renee
Williamson

Mailing Address 199 Osborn Road
Chelsea, AL 35043

Grantee's Name Stefan Derek Osborn

Mailing Address 64 Osborn Road
Chelsea, Alabama 35043

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 \$ 7,450.00



20150505000147800 4/4 \$30.50
Shelby Cnty Judge of Probate, AL
05/05/2015 02:46:45 PM FILED/CERT

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 5/5/2015

Print Stefan Derek Osborn

☐ Unattested

Kim Foster
(verified by)

Sign Stefan D Osborn
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1