

This Instrument was Prepared by:

Send Tax Notice To: Meagan Deese

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

256 Lynn Dr  
Columbiana, AL 35051

File No.: S-17-23801

## WARRANTY DEED



20170522000178070 1/3 \$26.00  
Shelby Cnty Judge of Probate, AL  
05/22/2017 01:37:24 PM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seventy Five Thousand Dollars and No Cents (\$75,000.00)**, 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, **Johnny Eugene Garrett, a married man, Tracey Elaine Billingsley, a married woman and Angela Dawn Horton, a single woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Meagan Deese**, (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 2017 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the Grantors herein or their spouses.**

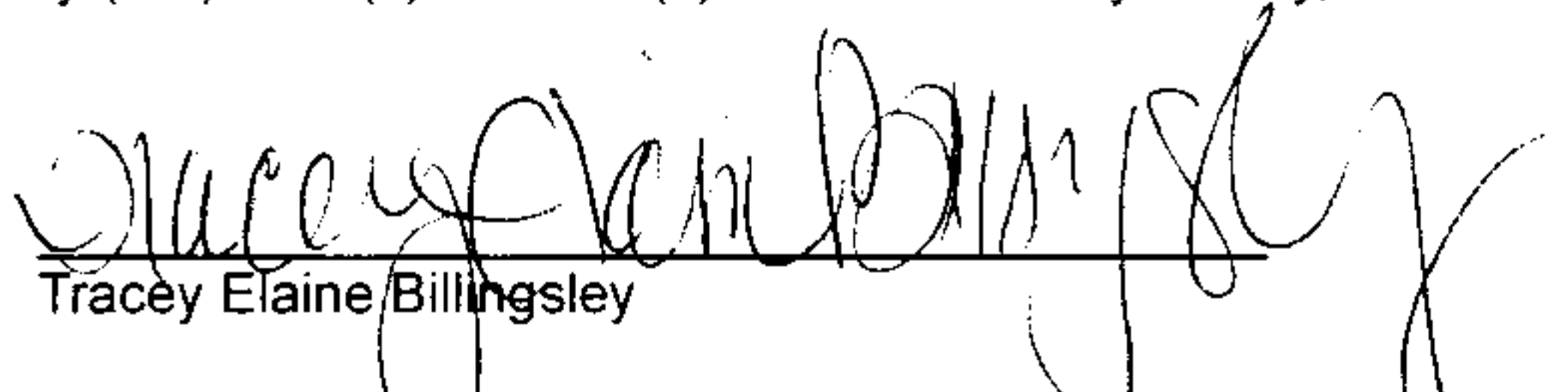
**\$71,250.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

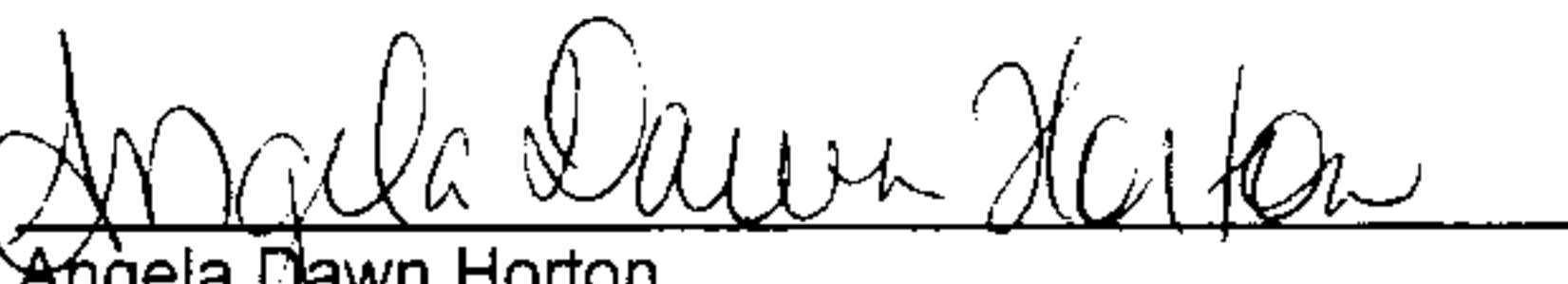
TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, 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 18th day of May, 2017.

  
Johnny Eugene Garrett

  
Tracey Elaine Billingsley

  
Angela Dawn Horton

Shelby County, AL 05/22/2017  
State of Alabama  
Deed Tax: \$4.00

State of Alabama

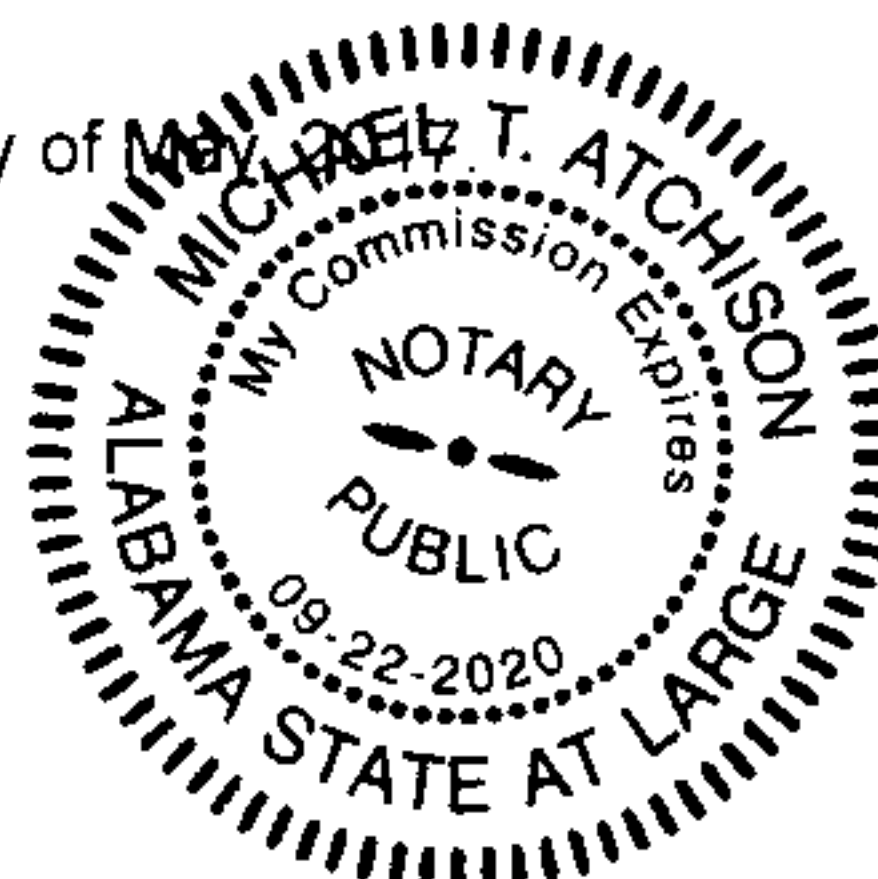
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Johnny Eugene Garrett, Tracey Elaine Billingsley, and Angela Dawn Horton, 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 18th day of May, 2017.

  
Notary Public, State of Alabama  
Mike T. Atchison

My Commission Expires: September 22, 2020



## EXHIBIT "A"

### LEGAL DESCRIPTION

Commence at the SE corner of the W 1/2 of the SE 1/4 of the SE 1/4, Section 30, Township 21 South, Range 1 East and run North 0 degrees 15 minutes 27 seconds East a distance of 225.00 feet to the point of beginning; thence along last described course a distance of 117.62 feet; thence run North 65 degrees 32 minutes 21 seconds East a distance of 226.14 feet to the right of way line of Lynn Drive; thence run South 30 degrees 17 minutes 40 seconds East along said right of way line, a distance of 55.94 feet to the beginning of a curve to the left with a radius of 300.00 feet, a chord bearing of South 34 degrees 06 minutes 32 seconds East, a chord distance of 39.92 feet and a delta angle of 07 degrees 37 minutes 44 seconds; thence run along said curve a distance of 39.94 feet to the beginning of a curve to the right with a radius of 743.91 feet, a chord bearing of South 31 degrees 31 minutes 35 seconds East, a chord distance of 165.77 feet and a delta angle of 12 degrees 47 minutes 38 seconds; thence run along said curve a distance of 166.11 feet; thence run North 88 degrees 6 minutes 6 seconds West a distance of 343.84 feet to the point of beginning. Situated in Shelby County, Alabama.



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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*

Grantor's Name Johnny Eugene Garrett  
Tracey Elaine Billingsley  
Angela Dawn Horton

Mailing Address 823 Richard Porter Dr.  
Shelby, AL 35143

Property Address 256 Lynn Dr.  
Columbiana, AL 35051

Grantee's Name Meagan Deese

Mailing Address 256 Lynn Dr  
Columbiana, AL 35051

Date of Sale May 18, 2017  
Total Purchase Price \$75,000.00


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

  
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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 May 12, 2017

Print Johnny Eugene Garrett

Unattested

(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one