

Mail Tax Notice to:

William D. Wise and Shirley C. Wise
199 Merry Hill Road
Sterrett, Alabama 35147

This document prepared by:

Michael M. Partain, Esq.
Attorney at Law
Michael M. Partain, LLC
301 Nineteenth Street North, Suite 501
Birmingham, Alabama 35203

When recorded return to:

William D. Wise and Shirley C. Wise
199 Merry Hill Road
Sterrett, Alabama 35147

STATE OF ALABAMA)
COUNTY OF SHELBY)


20181214000437580 1/5 \$78.00
Shelby Cnty Judge of Probate, AL
12/14/2018 11:15:42 AM FILED/CERT

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to the **Estate of Joyce Dunbar Edmonds**, Deceased, Case No. 18BHM00939, in the Probate Court of Jefferson County, Alabama, and **Johnnie L. Edmonds**, a.k.a. Johnny L. Edmonds, an unmarried adult person (hereinafter collectively referred to as the "Grantor"), in hand paid by **William D. Wise** and wife, **Shirley C. Wise**, adult persons (hereinafter referred to as the "Grantees"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantees for and during their joint lives as joint tenants 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, that certain parcel of real estate situated in Shelby County, Alabama, being more fully described on **EXHIBIT A** attached hereto and made a part hereof (the "Property").

TOGETHER WITH all and singular, the rights, tenements, appurtenances, and hereditaments thereunto belonging or in any ways appertaining to the Property unto the Grantees, and its heirs and assigns forever, in fee simple, free and clear of all liens and encumbrances, unless otherwise set forth herein on **EXHIBIT B** attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD to the Grantees for and during their joint lives as joint tenants 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 the Grantor does for itself and for its successors and assigns covenants with the Grantees, their heirs and assigns, that the Grantor is lawfully seized in fee simple of the Property; that it is free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the Property as aforesaid; that the Grantor shall and the Grantor's successors and assigns shall warrant and defend the Property to the Grantees, their heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal as of the 30th day of November, 2018.

Grantor:

The Estate of Joyce Dunbar Edmonds

By: Johnnie L. Edmonds
Johnnie L. Edmonds, a.k.a. Johnny L. Edmonds,
as Personal Representative of the Estate of Joyce
Dunbar Edmonds, Deceased, Case No.
18BHM00939, in the Probate Court of Jefferson
County, Alabama

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Johnnie L. Edmonds
Johnnie L. Edmonds, a.k.a. Johnny L.
Edmonds

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for the State and County certify that Johnnie L. Edmonds, a.k.a. Johnny L. Edmonds, as Personal Representative of the **Estate of Joyce Dunbar Edmonds**, Deceased, Case No. 18BHM00939, in the Probate Court of Jefferson County, Alabama in the Probate Court of Jefferson County, Alabama, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument she, in such capacity and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal this 30th day of November, 2018.

Michael Max Partain
Notary Public
My commission expires: _____

Michael Max Partain
NOTARY PUBLIC
My Comm. Expires
Jan. 31, 2021
ALABAMA STATE AT LARGE

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for the State and County certify that **Johnnie L. Edmonds**, a.k.a. Johnny L. Edmonds, an adult person, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument he did execute the same voluntarily on the day and year the same bears date.

Given under my hand and official seal on this 30th day of November, 2018.

Michael Max Partain
Notary Public
My commission expires: _____

Michael Max Partain
NOTARY PUBLIC
My Comm. Expires
Jan. 31, 2021
ALABAMA STATE AT LARGE

EXHIBIT A

Legal Description

A part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 36, Township 18 South, Range 1 East, more particularly described as follows:

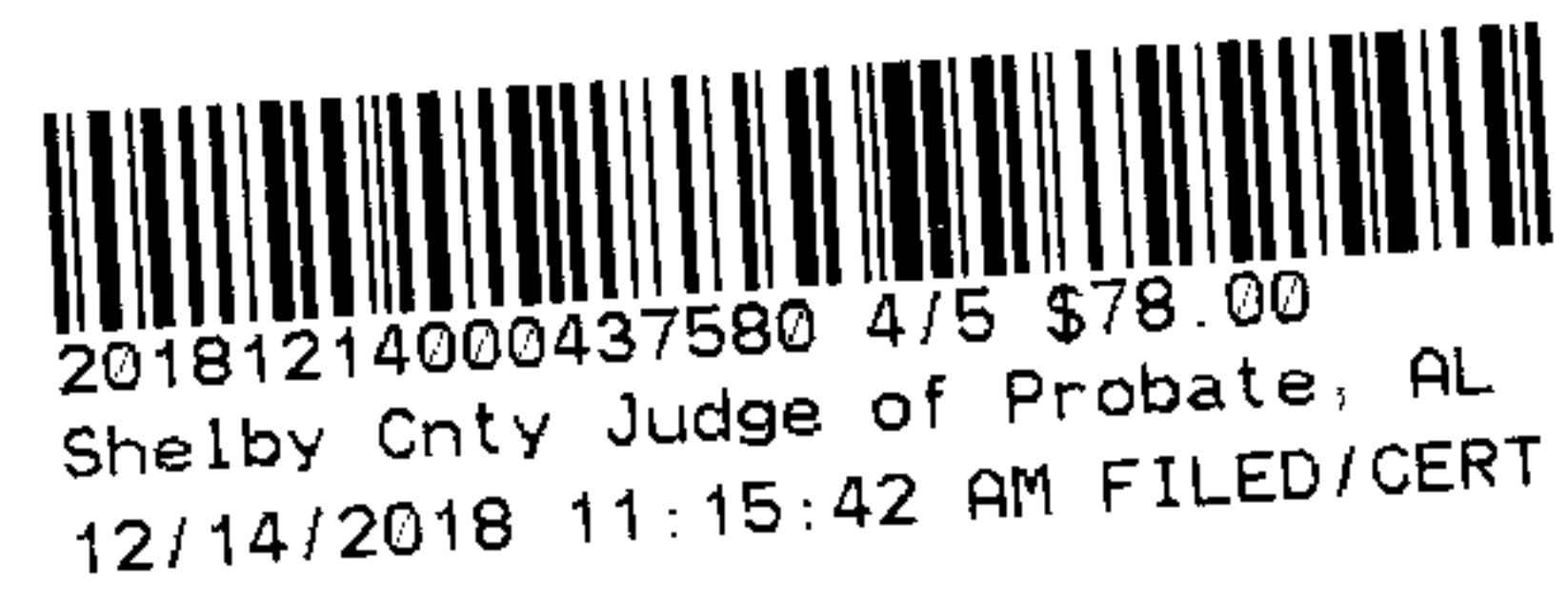
Begin at the Southeast corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 36, Township 18 South, Range 1 East, and run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 21.3 feet; thence turn 74 degrees 05 minutes right and run 35.13 feet; thence turn 55 degrees 59 minutes left and run 21.25 feet; thence turn 101 degrees 07 minutes right and run 1,021.5 feet to the South side of Merry Hill Farm Road; thence turn an angle of 49 degrees right and run along the South side of Merry Hill Farm Road a distance of 452.87 feet to the West right of way line of Shelby County Highway #55; thence run in a Southwesterly direction along the West right of way line of Shelby County Highway #55 to the South line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 36, Township 18 South, Range 1 East; thence run in a Westerly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 671.54 feet, more or less, to the point of beginning.


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EXHIBIT B

Permitted Exceptions

1. Taxes due in the year of 2019, a lien, but not yet payable, until October 1, 2019.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Property. The term "encroachment" includes encroachments of existing improvements located on the Property onto adjoining land, and encroachments onto the Property of existing improvements located on adjoining land.
3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under the Property.
4. All matters affecting the Property recorded in the Probate Office of Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name Estate of Joyce Dunbar Edmonds
Mailing Address Johnnie L. Edmonds, a.k.a. Johnny L. Edmonds

Grantee's Name William D. Wise and Shirley C. Wise
Mailing Address 199 Merry Hill Road
Sterrett, Alabama 35147

Property Address See Exhibit A of Deed

Date of Sale 11-30, 2018

Total Purchase Price \$ 50,000.00

or

Actual Value

\$

or

Assessor's Market Value \$ 62,300.

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

☐ Appraisal

☐ Sales Contract

☒ Other Tax Office

☒ Closing Statement

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 11-30-18

Print JOHNNY L. EDMONDS

☒ Unattested

(Signature)
(Verified by)
12/14/18

Sign Johnny L. Edmonds

(Grantor/Owner/Agent) circle one

Print Form



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Form RT-1