

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

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 me by Grantee, the receipt in full and sufficiency whereof is acknowledged, I, **MINNIE RUTH GARRETT** the undersigned Grantor, does grant, bargain, sell and convey all my interest to **AUNDRIA GARRETT, MICHAEL GARRETT, and MARK GARRETT**, Grantees, in equal shares, as tenants in common, in and to the following described real property, situated in Shelby County, Alabama, viz;;

EXHIBIT A

Sources of Title: Book 232 at Page 751, Book 294 at Page 446 and Book 295 at Page 840

This deed prepared without benefit of title examination and was prepared from deeds/description furnished by Grantor. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantees, their heirs, executors, and administrators in fee simple, forever.

And I do, for myself and my heirs, executors and administrators, covenant with the said Grantees, their heirs, executors and administrators, that I am lawfully seized in fee simple of said real property, and that it is free from all encumbrances, that I have a

good right to sell and convey the same; that I will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs, executors, and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands and seals, this 6TH day of February, 2020.

Minnie Ruth Garrett (SEAL)
MINNIE RUTH GARRETT

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that MINNIE RUTH GARRETT, 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 6th day of February, 2020.

Christine Graham
Notary Public

My Commission Expires
March 8, 2021



This Instrument was Prepared by:
BRADFORD & HOLLIMAN, LLC
Melanie B. Holliman
2491 Pelaham Parkway
Pelham, AL 35124
(205) 663-0281

Exhibit A

Begin at the intersection of West boundary line of Highway 25 right-of-way with the South boundary line of SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 33, Township 18, Range 2 East; thence North along the West boundary of said Highway 25 right-of-way 128.0 feet; thence West 306.0 feet; thence South 128.0 feet to the intersection of the South boundary line of said quarter-quarter section; thence East 306.0 feet to the point of beginning, according to survey of Robert W. Ray, Registered Land Surveyor, dated September 11, 1964.

Source of Title: Book 232 at Page 751

Commence at the NE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, of Section 33, Township 18 South, Range 2 East and run West 40.01 feet to the West right-of-way line of Highway #25 for a point of beginning; thence continue West 305.0 feet; thence turn 91-03' left and run South 164.58 feet to the North right-of-way line of a County Road; thence turn 85-12' left and run Easterly along said right-of-way 256.02 feet; thence turn 47-24' left and run North Easterly 67.99 feet; thence turn 47-24' left and run North along Highway #25 right-of-way line 134.59 feet to the point of beginning. Situated in Shelby County, Alabama, and containing 1.19 acres, more or less.

Source of Title: Book 294 at Page 446

Begin at the Northeast corner of SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 33, Township 18, Range 2 East; thence run South along Highway 25 right-of-way 630 feet to the point of beginning of the following described tract of land which is hereby conveyed; thence South along said Highway right-of-way 690 feet to the intersection of East-West boundary line of said 40 acres; thence West along said line 306 feet to a fence; thence North along said fence 690 feet; thence East 306 feet to the starting point, containing 4.85 acres, more or less.

Source of Title: Book 295 at Page 840

Real Estate Sales Validation Form

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

Grantor's Name MINNIE RUTH GARRETT
 Mailing Address 45873 HWY 25 VINCENT AL 35178

Grantee's Name Aundria Garrett, Michael Garrett, &
 Mailing Address Mark Garrett

Property Address 45873 HWY 25 VINCENT AL 35178

Date of Sale 2/6/20

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$99,640.00

PARCEL #: 05 8 33 0 001 001.000

PARCEL #: 05 8 33 0 000 015.000

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 Tax Assesor's Value

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 2/19/20

Print Melanie B Holliman

☐ Unattested

Sign Melanie B Holliman

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

eForms



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/19/2020 03:31:25 PM
 \$132.00 CHERRY
 20200219000067640

Allen S. Boyd

Form RT-1