

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Leslie Carlton Brown
243 S+W Lane
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TWENTY TWO THOUSAND AND NO/00 DOLLARS (\$22,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Lynn Wilson, a single woman (herein referred to as Grantor)** grant, bargain, sell and convey unto **Leslie Carlton Brown and Amber L. Brown (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

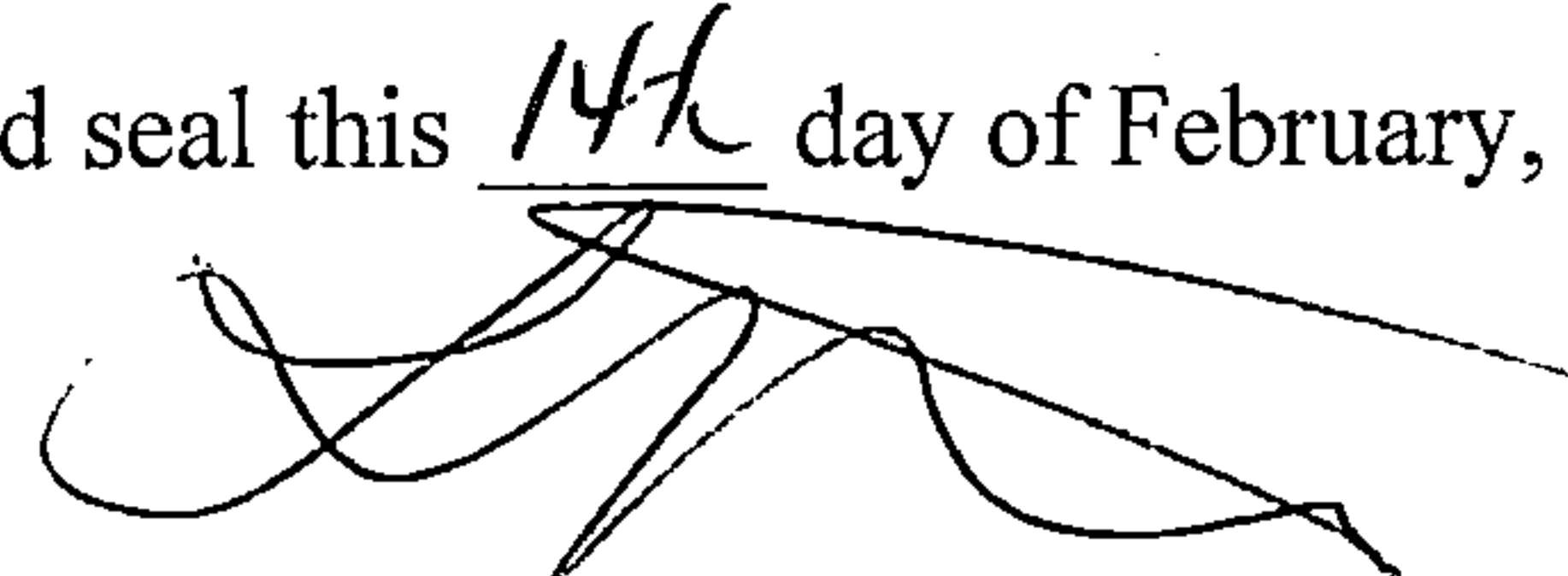
SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2020.
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of February, 2020.

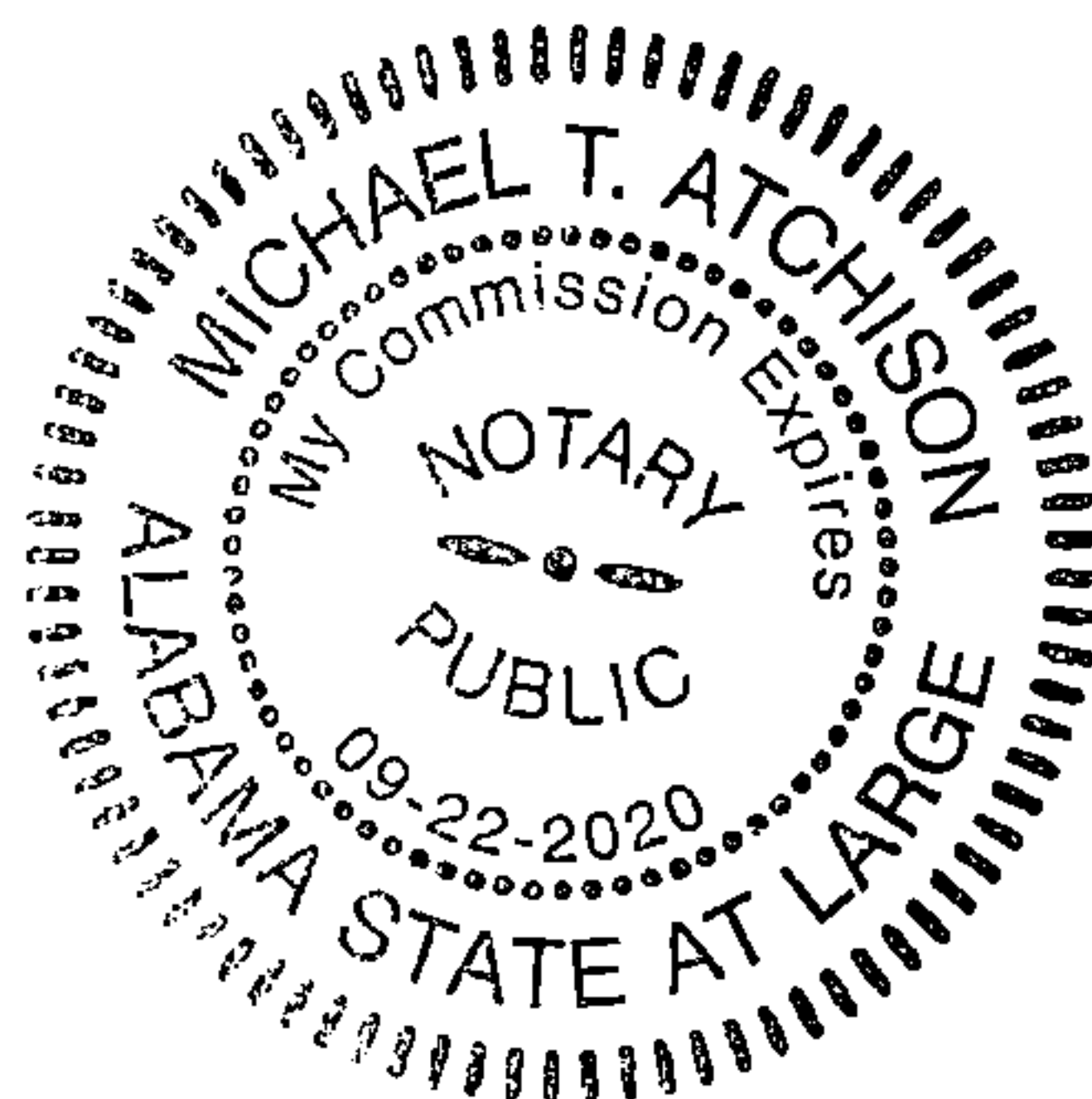


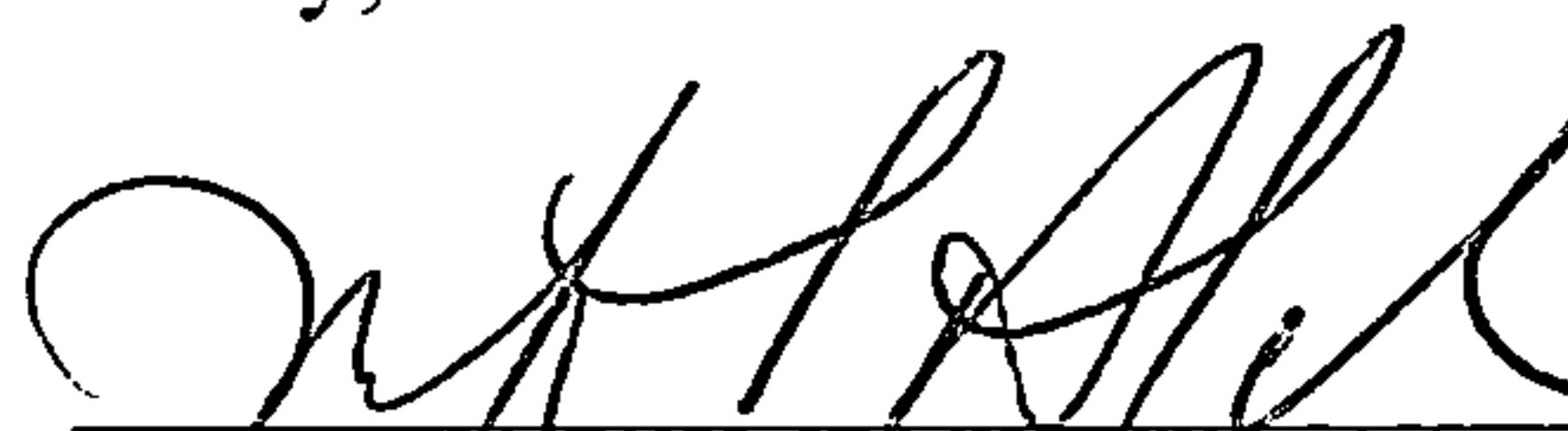
Lynn Wilson

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Lynn Wilson**, 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 14th day of February, 2020





Notary Public
My Commission Expires:

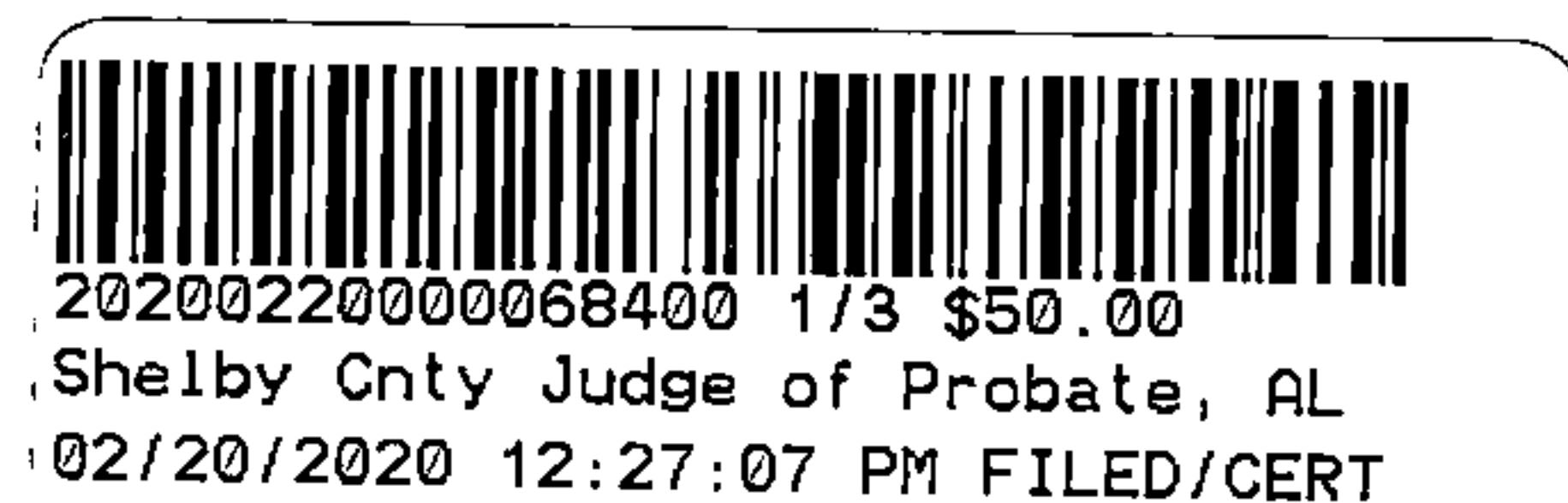


EXHIBIT A – LEAGAL DESCRIPTION

Parcel of land to be Known as Lot 3 of the Wilson-Brown Family Subdivision, in the process of being reviewed by Shelby County Development Services and being more particularly described as follows:

Commence at the SW Corner of the NE 1/4 of the SE 1/4 of Section 34, Township 21 South, Range 1 East, Shelby County, Alabama; thence S88°26'51"E for a distance of 336.35' to the POINT OF BEGINNING; thence continue S88°26'51"E for a distance of 336.35'; thence N00°34'59"W for a distance of 502.89'; thence N53°25'28"W for a distance of 187.21'; thence N41°44'02"W for a distance of 235.04'; thence N01°06'04"W for a distance of 342.63' to the Southerly R.O.W. line of Shelby County Highway 28; thence N85°27'15"W and along said R.O.W. line for a distance of 23.55'; thence S00°17'36"E and leaving said R.O.W. line for a distance of 535.19'; thence S53°25'28"E for a distance of 280.06'; thence S00°34'59"E for a distance of 182.02'; thence N88°26'51"W for a distance of 225.08'; thence S00°17'36"E for a distance of 247.17' to the PIONT OF BEGINNING.


20200220000068400 2/3 \$50.00
Shelby Cnty Judge of Probate, AL
02/20/2020 12:27:07 PM FILED/CERT

Shelby County, AL 02/20/2020
State of Alabama
Deed Tax: \$22.00

Real Estate Sales Validation Form

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

Grantor's Name Lynn Wilson
Mailing Address 81 SW Lane
Columbiana, AL 35057

Grantee's Name Leslie Carlton Brown
Mailing Address _____

Property Address _____
243 SW Lane
Columbiana AL 35057

Date of Sale 2/14/2020
Total Purchase Price \$ 22,000.00
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

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 _____

Print Lynn Wilson

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Unattested



20200220000068400 3/3 \$50.00
Shelby Cnty Judge of Probate, AL
02/20/2020 12:27:07 PM FILED/CERT

ified by)

Form RT-1