

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

*This instrument was prepared by:*  
**Mike T. Atchison**  
Attorney at Law, Inc.  
P O Box 822  
Columbiana, AL 35051

*Send Tax Notice to:*  
**Judy Ann Walker**  
**~~P.O. Box 1751~~ 2186 Mooney Rd**  
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 of **SIXTY FOUR THOUSAND DOLLARS AND ZERO CENTS (\$64,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Judy Ann Walker, a married woman (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Judy Ann Walker and Christiana Ann Edmonson (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION**

**SUBJECT TO:**

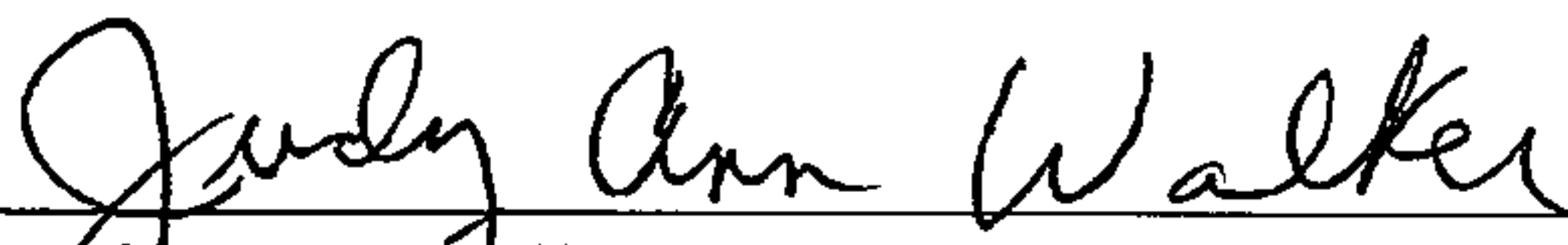
- 1. Ad valorem taxes due and payable October 1, 2020.
- 2. Easements, restrictions, rights of way, and permits of record.

Property described herein is no part of the Homestead of the Grantor herein or her spouse.

**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.

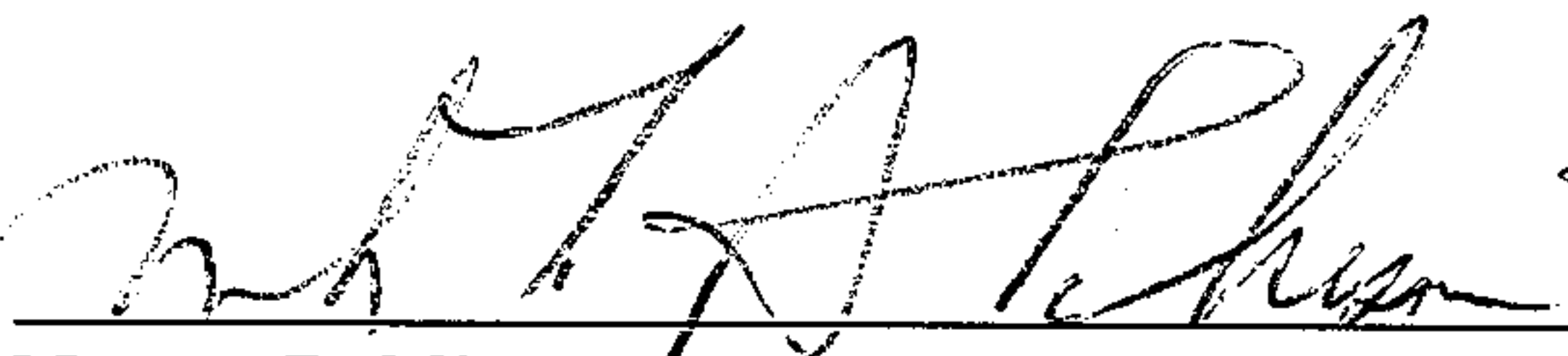
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 23<sup>rd</sup> day of September, 2020.

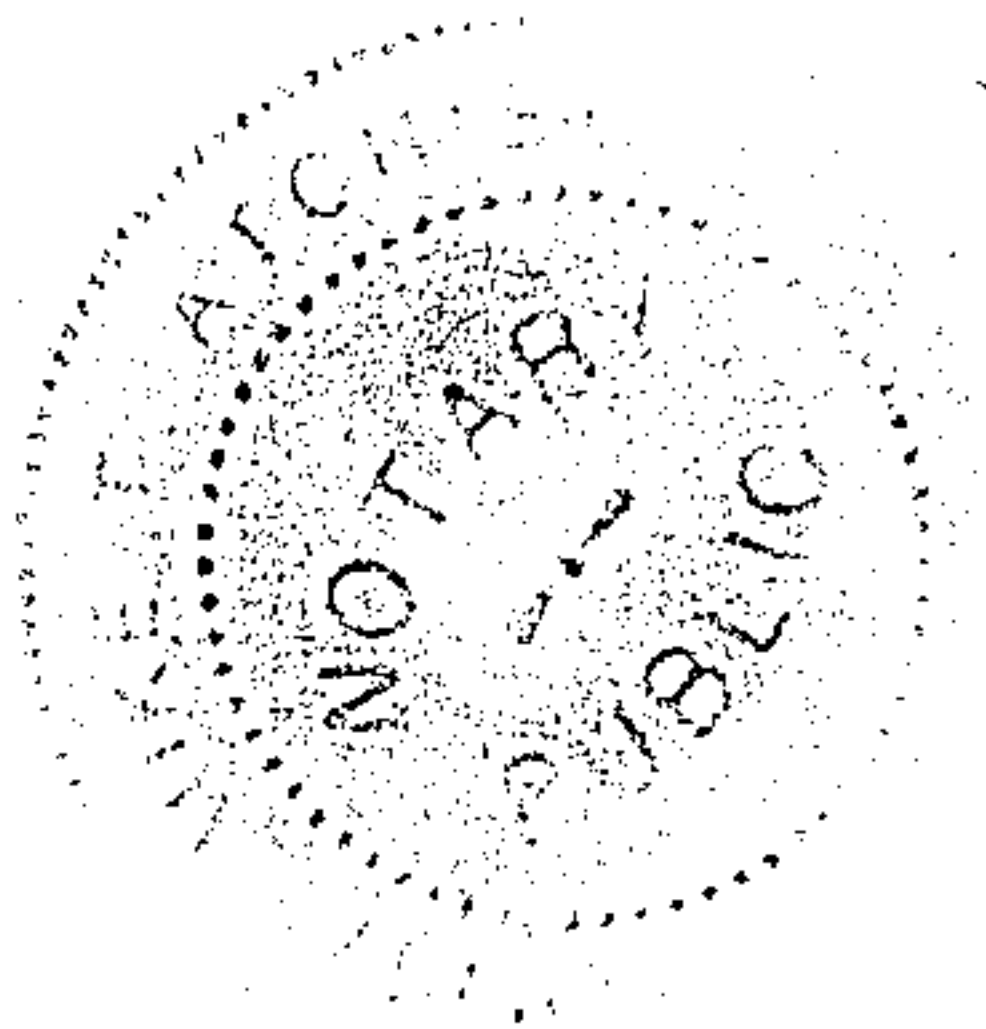
  
\_\_\_\_\_  
Judy Ann Walker

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Judy Ann Walker**, 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 23<sup>rd</sup> day of September, 2020.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 9-1-2024



**EXHIBIT A**  
**LEGAL DESCRIPTION**

A part of Lot No. 94, according to W.J. Horsley's map of the town of Columbiana, more particularly described as follows: Commencing at the intersection of the West boundary of Thompson Street and the South boundary of a narrow street or alley running west from Thompson Street and bordering on the South side of the lot which was formerly known as the L.C. Taylor lot, and run thence Southerly along the West margin of Thompson Street 200 feet, more or less, to the point of beginning of the lot herein described and conveyed, which said point is the Northeast corner of the Robert Ray lot; from said beginning point run thence West along the North boundary of said Robert Ray lot 200 feet; thence run North and parallel with said Thompson Street 80 feet; thence run East and parallel with the North boundary of said Robert Ray lot 200 feet to the West margin of Thompson Street; thence South along the West margin of Thompson Street 80 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name	<u>Judy Ann Walker</u>	Grantee's Name	<u>Judy Ann Walker</u>
Mailing Address	<u>P.O. BOX 1751</u> <u>Columbiana, AL</u> <u>35051</u>	Mailing Address	<u><del>P.O. BOX 1751</del></u> <u>Columbiana, AL</u> <u>35051</u>
Property Address	<u>2116 Thompson St</u> <u>Columbiana, AL</u> <u>35051</u>	Date of Sale	<u>2186 Mooney Rd</u>
		Total Purchase Price	\$ _____
		or	
		Actual Value	\$ <u>104,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>1/2 tax value</u>
<input type="checkbox"/> 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.

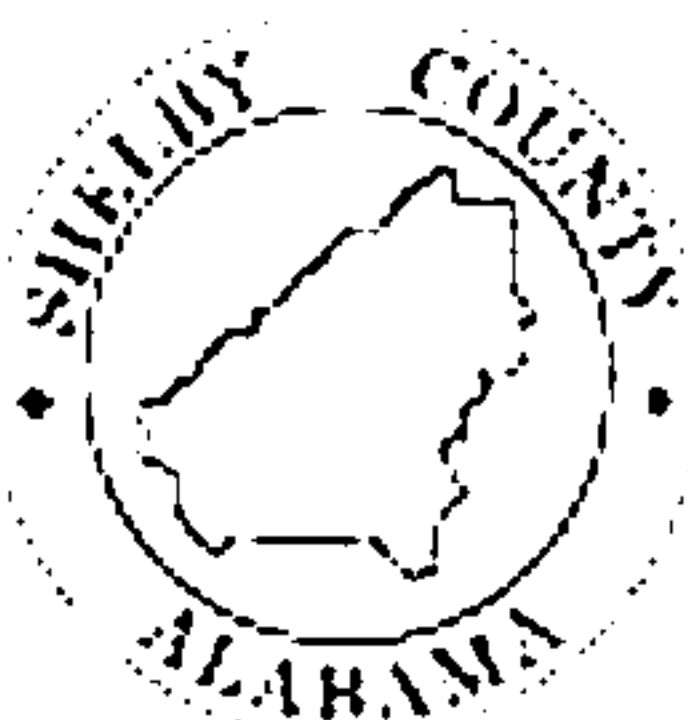
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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	<u>9-23-20</u>	Print	<u>M. L. T. H. H. S. W.</u>
Unattested	_____	Sign	<u>[Signature]</u>
(verified by)		(Grantor/Grantee/Owner/Agent) circle one	<u>Owner</u>

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/24/2020 08:36:07 AM  
\$92.00 CHARITY  
20200924000428680

Allen S. Bayl