

This instrument was prepared by:
(Name) Joseph E. Walden, Attorney
(Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:
(Name) Samuel Wayne Brown
(Address) 83 Norris Lane
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and .00/100s (\$1.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEE** herein, the receipt whereof is acknowledged, I or we,

Peggy Brown Hanson and husband, Donald Hanson

(herein referred to as grantors) do grant, bargain, sell and convey unto

Samuel Wayne 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

This Deed prepared without benefit of title abstract or examination at grantees and grantor's request.
This Deed prepared without benefit of a survey at grantees and grantor's request.

Agnes Jean Brown, the grantor in that certain deed from Agnes Jean Brown to Peggy Brown Hanson and Samuel Wayne Brown, recorded in the Office of the Probate Judge of Shelby County, Alabama, as Instrument Number 20200128000036420, died on April 26, 2021.

Subject to easements, restrictions, rights of way, liens and encumbrances of record.

Subject to applicable zoning and subdivision regulations, if any.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, his, her or 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 stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 24th day of June, 2021.

WITNESS

Peggy Brown Hanson (Seal)
Peggy Brown Hanson

Donald Hanson (Seal)
Donald Hanson

_____(Seal) _____(Seal)

STATE OF ALABAMA
SHELBY COUNTY

I, _____, a Notary Public in and for said County, in said State, hereby certify that Peggy Hanson and Donald Hanson, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance we executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of June, 2021.

July 7, 2021
Commission Expires:

Samuel Wayne Brown My
Notary Public

Exhibit "A"

From the Southeast corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 15, Township 21 South, Range 3 West, run North along the East boundary line of aforesaid NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 15, Township 21 South, Range 3 West, a distance of 847.0 feet; thence turn 91 deg. 00 min. right and run 165.0 feet to the point of beginning of herein described parcel of land; thence turn 91 deg. 00 min. left and run 455.9 feet; thence turn 88 deg. 10 min. left and run 292.0 feet; thence turn 88 deg. 35 min. left and run 277.8 feet; thence turn 22 deg. 44 min. right and run 201.3 feet; thence turn 114 deg. 59 min. left and run 395.9 feet to the point of beginning of herein described parcel of land.

Said parcel containing 3.26 acres and being contained in the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 15, Township 21 South, Range 3 West, and being bounded on the West by the East line of a gravel access road and on the North by the South Right of Way line of a County paved highway, according to survey of John W. Goolsby, registered land surveyor, and being designated as Parcel No. 1, according to said survey (said survey being dated October 31, 1964).

Also, the following described property: From the Southeast corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 15, Township 21 South, Range 3 West, run north along the East boundary line of aforesaid NW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 15, Township 21 South, Range 3 West, a distance of 313.2 feet to the point of beginning of herein described parcel of land; thence continue along the East boundary line of said quarter-quarter section 533.8 feet; thence turn 91 deg. 00 min. Right and run 165.0 feet; thence turn 89 deg. 00 min. right and run 533.8 feet; thence turn 91 deg. 00 min. right and run 165.0 feet to the point of beginning, according to survey of John W. Goolsby, registered land surveyor, and being designated as Parcel No. 2-A, according to said survey (said survey being dated October 31, 1964).

Said parcel contain 2.02 acres.



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Also, the following described parcel of property located
in Shelby County, Alabama:

Shelby County, Alabama, to-wit:
A part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 21, Range 3 West,
and in the South West corner of a 10 acres of land of the West side
of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 21, Range 3 West, and join-
ing the South end of land of the same 10 acres belonging to Ray Brown
and wife Agness J. Brown, described as following:
From the South West corner of Ray Brown and wife Agness J. Brown on the
East boundary line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 21, Range
3 West, and continue South along the said boundary line a distance of
313.2 feet to the South Boundary line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section
15, Township 21, Range 3 West; thence turn left and run East along said
Boundary line a distance of 165 feet; thence turn left 91 deg 0 m, and
run North 313.2 feet; thence turn 88 der 10 m and run Westernly 165
feet to the point of begining. compleeting 5 acres of the 10 acres of
land of the West side of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of section 15. Township 21;
Range 3 West to Ray Brown and wife Agness Brown.



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Also, the following described parcel of property located in Shelby County, Alabama:

A parcel of land located in the Northwest 1/4 of the Northwest 1/4 Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of said 1/4-1/4 section; thence in a Northerly direction along East line of said 1/4-1/4 section a distance of 847.0 feet; thence 89 degrees left in a Westerly direction a distance of 230.9 feet to the Point of Beginning; thence continue along last described course a distance of 11.03 feet; thence 114 degrees 59 minutes right in a Northeasterly direction a distance of 209.24 feet; thence 22 degrees 44 minutes left in a Northeasterly direction a distance of 270.74 feet; thence 88 degrees 35 minutes right in a Westerly direction a distance of 10 feet; thence 91 degrees 25 minutes right in a Southwesterly direction a distance of 277.8 feet; thence 22 degrees 44 minutes right in a Southwesterly direction a distance 201.3 feet to the Point of Beginning.

Said parcel of land to contain access to the gravel road bounding said parcel of land on the West.



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Also, the following described parcel of property located in Shelby County, Alabama:

Commence at the northwest corner of Section 15, Township 21 South, Range 3 west, Shelby County, Alabama and run thence South 89 degrees 31 minutes 41 Seconds East, 1,308.59 feet to a point; Thence run South 00 degrees 03 minutes 27 seconds West, 469.04 feet to the point of beginning of the property; Parcel 1, being described; Thence continue along last described course 335.42 feet to a point; Thence run North 80 degrees 48 minutes 55 seconds West, 358.40 feet to a point on the easterly margin of a public street or road; Thence run North 42 degrees 42 minutes 03 seconds East along said margin of said street or road 100.32 feet to a point; Thence run North 14 degrees 53 minutes 05 seconds, East along same said margin of same said street or road 215.02 feet to a point; Thence run South 89 degrees 10 minutes 37 seconds, East a distance of 230.90 feet to the point of beginning. Containing 2.0 acres.

According to the survey of Joseph E. Conn, Jr., Alabama PLS No. 9049, dated April 21, 1995.

Subject to easements, restrictions and rights of way of record.

Grantees agree land to be used for residence and mobile home will only be used until permanent residence is built. No other mobile homes are to be moved onto this property.



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Less and except the following described parcel of property located in Shelby County, Alabama:

From the SE corner of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 15, Township 21 South, Range 3 West run North along the East boundary line of aforesaid NW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 15, Township 21 South, Range 3 West, a distance of 847.0 feet; thence turn 89 deg. to the left and run Westerly along the Southern boundary of grantors' property a distance of 241 feet, more or less, to a point on the East boundary of the gravel access road, which is the point of beginning of the property herein conveyed; thence turn 180 deg. to the right and return in the same direction from whence previous call was made, running Easterly 235 feet to a point; thence turn to the left an angle of 91 deg. and run Northerly 166 feet to a point; thence turn to the left an angle of 89 deg. and run Westerly to a point on the Eastern boundary of said gravel access road; thence turn to the left and run Southerly and Southwesterly along the Eastern boundary of said gravel road to the point of beginning.



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Less and except the following described parcel of property located in Shelby County, Alabama:

From the SE corner of the NW $\frac{1}{4}$ -NW $\frac{1}{4}$, Sec. 15, Twp. 21S, R3W, Shelby County, Alabama, run North along a fence marking the East $\frac{1}{4}$ - $\frac{1}{4}$ line for 847 feet to a corner post; thence run N-89 $^{\circ}$ -00'W for 16.79 feet to the POB of the lot here described; from said point, run N-03 $^{\circ}$ -00'E for 162.22 feet; thence run N-85 $^{\circ}$ -07'-53"W for 145.06 feet to a point on the East margin of a gravel access road; thence run along said road margin S-24 $^{\circ}$ -32'-10"W for 187.95 feet to a point where said line is intersected by a fence; thence run along said fence S-85 $^{\circ}$ -00'E for 214.11 feet, to the POB, containing 0.68 of an acre, more or less.

The above legal description was furnished by the Grantees.
Subject to easements, restrictions and right-of-way of record.

This is a deed of correction to correct the legal description, between and among the same parties, as to that certain deed recorded in Real Volume 346, Page 610, as previously recorded.

STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE



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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 Peggy Hanson
Mailing Address 1010 Camp Branch Rd.
Alabaster, AL 35007

Grantee's Name Samuel Wayne Brown
Mailing Address 83 Norris Lane
Alabaster, AL
35007

Property Address 1104 Kent Dairy Rd.
Alabaster, AL 35007

Date of Sale 6/24/21
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 229,080

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 Assessor'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 _____

Print Samuel Wayne Brown

☐ Unattested

Sign Samuel Wayne Brown

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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