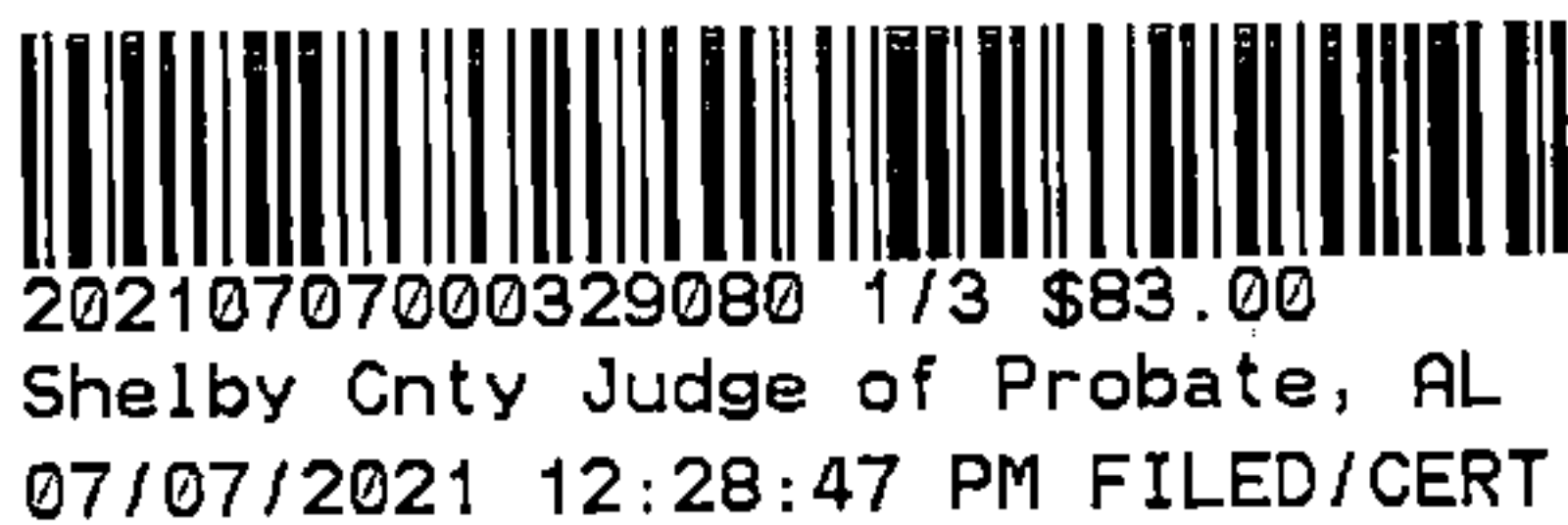


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

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



Send Tax Notice to:
2400 Highway 71
Shelby AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIFTY FIVE THOUSAND DOLLARS AND NO CENTS (\$55,000.00)**, 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, we, **Glenda Dale Etreess Sheffield and Hubert Sheffield** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Hubert Sheffield and Glenda Sheffield** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT "A" – LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2021.
2. Easements, restrictions, rights of way, and permits of record.

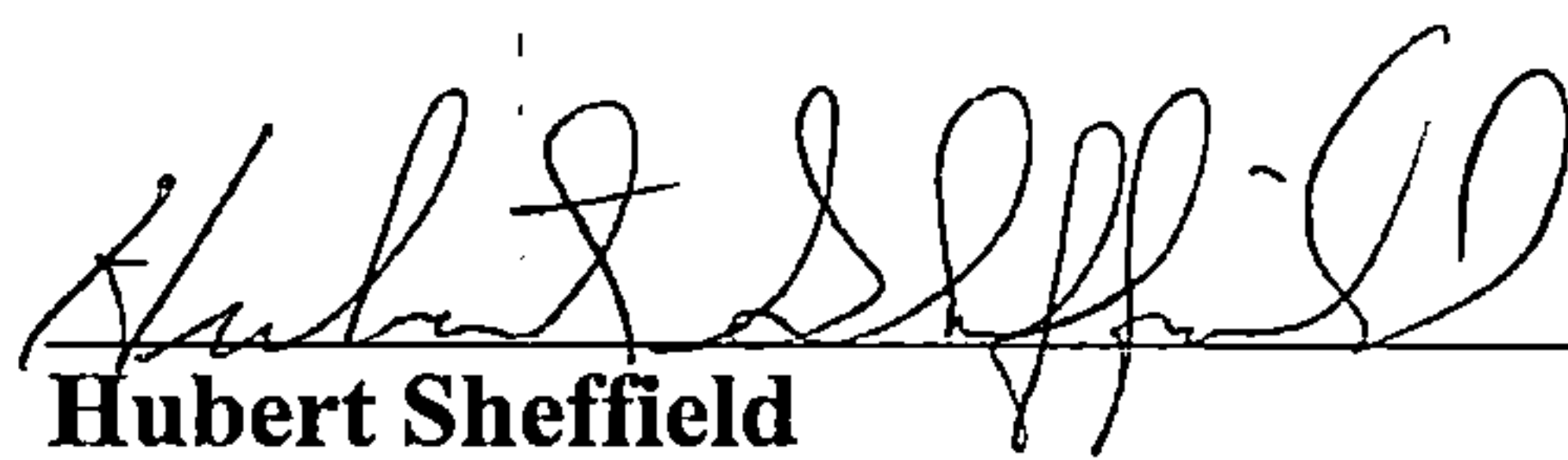
Josephine W. Etreess is deceased, having died on January 30, 2008.

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 6th day of July, 2021.

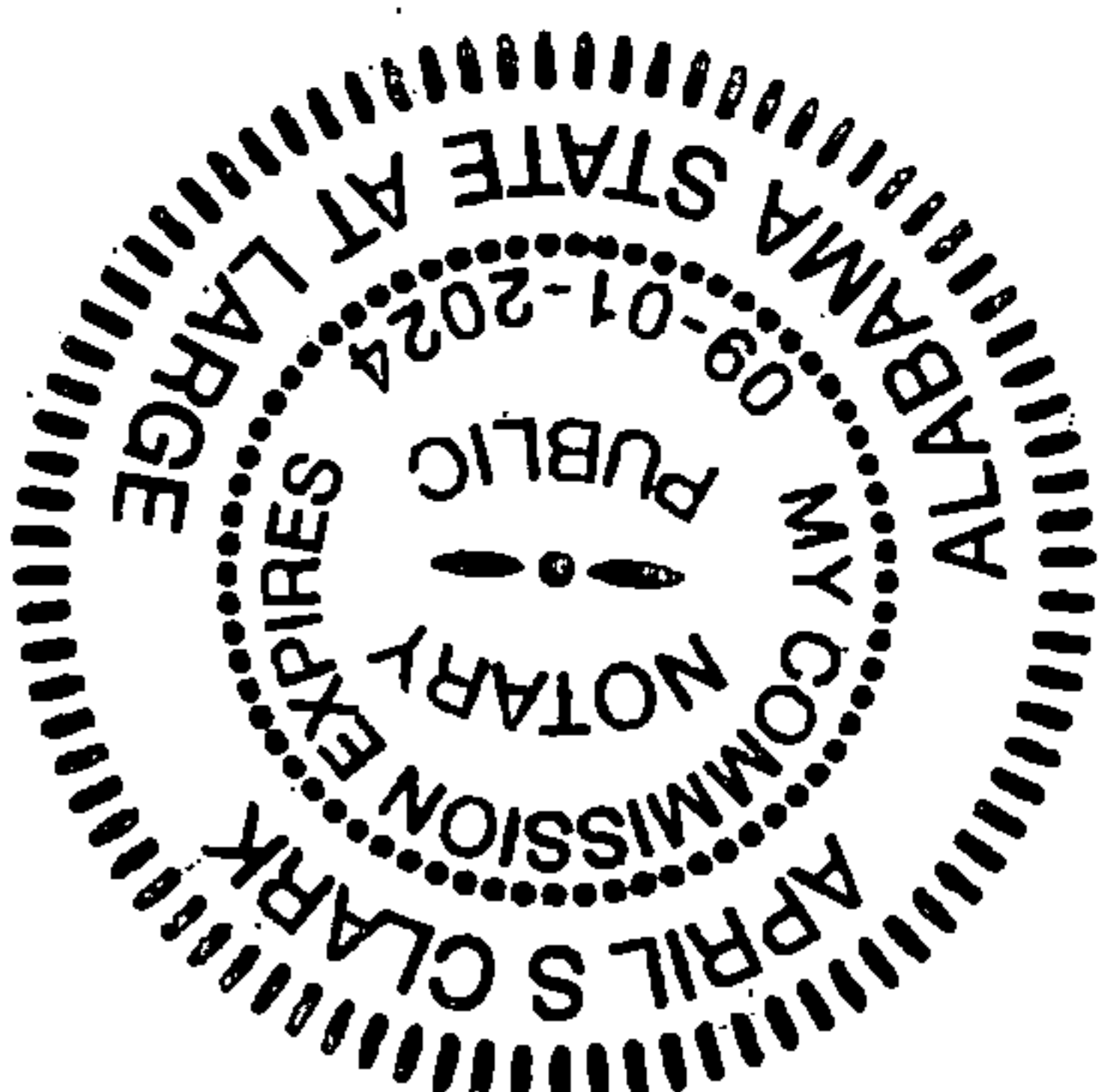

Glenda Dale Etreess Sheffield


Hubert Sheffield

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Glenda Dale Etreess Sheffield and Hubert Sheffield**, whose names 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of July, 2021




Notary Public
My Commission Expires: 9/1/2024

Shelby County, AL 07/07/2021
State of Alabama
Deed Tax: \$55.00



20210707000329080 2/3 \$83.00
Shelby Cnty Judge of Probate, AL
07/07/2021 12:28:47 PM FILED/CERT

EXHIBIT A – LEGAL DESCRIPTION

Parcel 1: From the NE corner of Section 13, Township 24 North, Range 15 East, run South along the East boundary of said Section 13 a distance of 2637.38 feet; thence turn 90 degrees 15' 40" right and run 1310.23 feet; thence turn 06° 12' left and run 1096.0 feet to the beginning of herein described parcel of land; thence turn 95° 45' right and run 87.5 feet; thence turn 95° 33' left and run 224.9 feet; thence turn 84° 27' left and run 88.4 feet; thence turn 95° 45' left and run 225.0 feet to the point of beginning of herein described parcel of land containing 0.5 acres more or less.

Parcel 2: From the NE corner of Section 13, Township 24 North, Range 15 East, run South along the east boundary of said Section 13 a distance of 2637.38 feet; thence turn 90° 15' 40" right and run 1318.23 feet; thence turn 06° 12' left and run 1096.0 feet; thence turn 95° 45' right and run 168.1 feet to the point of beginning of herein described parcel of land; thence turn 95° 40' left and run 225.0 feet; thence turn 95° 40' right and run 81.0 feet; thence turn 84° 15' right and run 225.0 feet; thence turn 95° 45' right and run 81.3 feet to the point of beginning of herein described parcel of land containing 0.4 acres more or less.

Real Estate Sales Validation Form

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

Grantor's Name Glenda Sheffield
Mailing Address 2400 Hwy 71
Shelby AL
35143

Grantee's Name Glenda Sheffield
Mailing Address 2400 Hwy 71
Shelby AL
35143

Property Address 2400 Hwy 71
Shelby AL
35143

Date of Sale 7-6-2021
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 55,000.00

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 value (1/2 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 Glenda Sheffield

Sign Glenda Sheffield

(Grantor/Grantee/Owner/Agent) circle one

Unattested _____



20210707000329080 3/3 \$83.00
Shelby Cnty Judge of Probate, AL
07/07/2021 12:28:47 PM FILED/CERT

Form RT-1