

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:
Kenneth James Wilson
121 Stillwood Drive
Columbiana AL 35051



20220125000034380 1/3 \$46.00
Shelby Cnty Judge of Probate, AL
01/25/2022 10:03:35 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **EIGHTEEN THOUSAND DOLLARS AND ZERO CENTS (\$18,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Clessie Jeanette Wilson, a single woman** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Kenneth James Wilson** (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, 2021.
2. Easements, restrictions, rights of way, and permits of record.

This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 17th day of January, 2022.

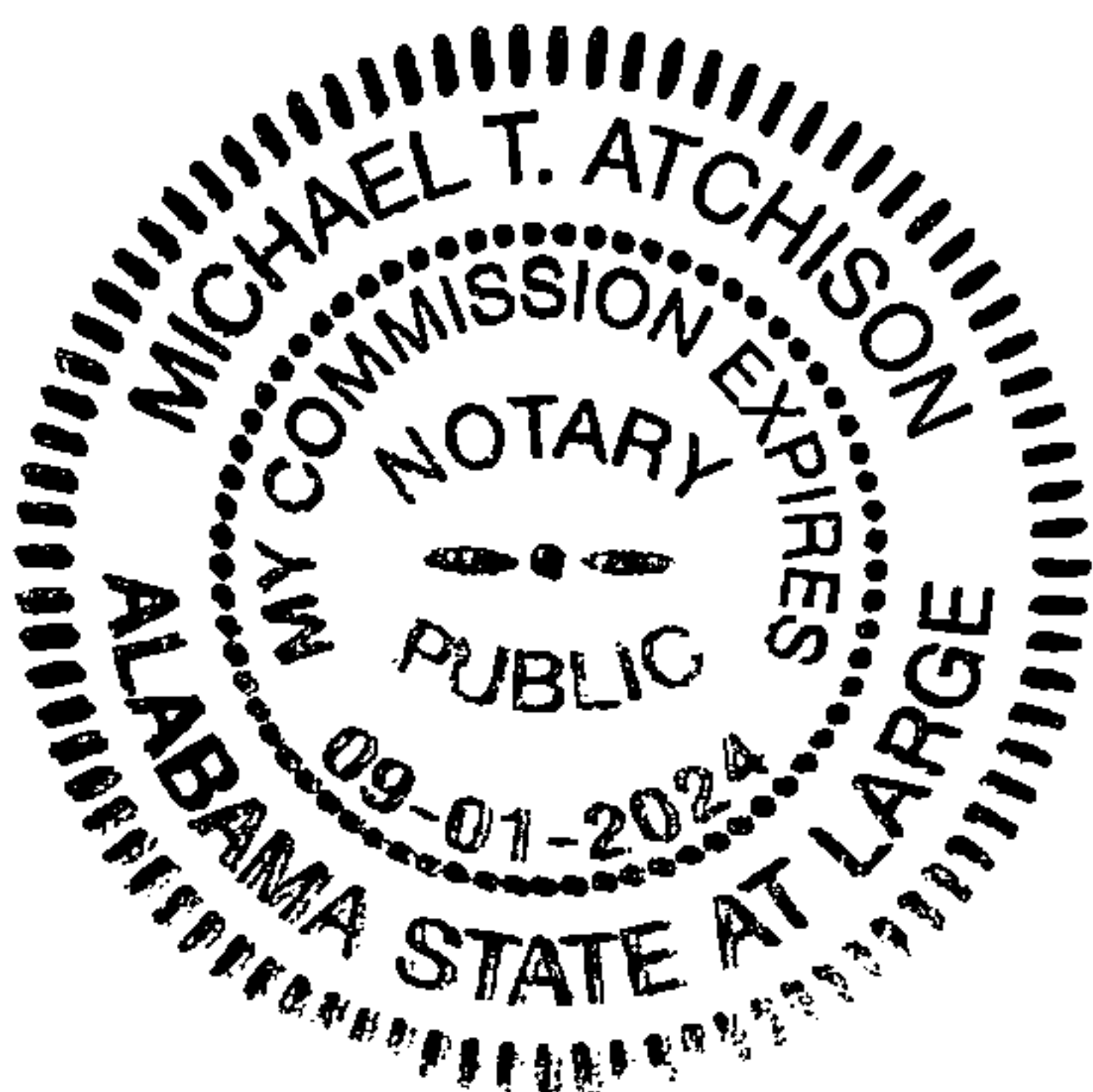
Clessie Jeanette Wilson

Clessie Jeanette 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 **Clessie Jeanette 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 17th day of January, 2022



Michael T. Atchison

Notary Public
My Commission Expires: 9-1-24

Shelby County, AL 01/25/2022
State of Alabama
Deed Tax: \$18.00

EXHIBIT A - LEGAL DESCRIPTION

Commence at the Southwest corner of the SE 1/4 of SE 1/4 of Section 7, Township 22 South, Range 1 West, Shelby County, Alabama; thence run in a Northerly direction along the West line of said 1/4 1/4 Section a distance of 712 feet; thence turn an angle to the right and run in an Easterly direction parallel with the North line of said 1/4 1/4 Section a distance of 347 feet to the point of beginning of the lot herein described and conveyed; thence continue in the same direction a distance of 245 feet to a point being the Northeast corner of the property described in deed to Edgar L. Wilson and wife, Ada Mae Wilson, as recorded in the Probate Office of Shelby County, Alabama in Deed Book 109, page 588; thence run in a Southerly-Southeasterly direction along the Easterly boundary of the property described in said Deed Book 109, page 588, a distance of 175 feet to a point; thence run Westerly parallel with the North boundary of said 1/4 1/4 Section a distance of 245 feet; thence run Northerly, parallel with the Easterly boundary of the property herein described a distance of 175 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 Classie Tennelle Wilson
Mailing Address 121 Stillwood Dr
Columbiana, AL 35051

Grantee's Name Kenneth James Wilson
Mailing Address 121 Stillwood Dr
Columbiana, AL 35051

Property Address 225 Wilson Rd
Calera, AL 35040

Date of Sale 17 Jan 2022
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 18,000.00

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 Gift to child

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 17 Jan 2022

Print Classie Tennelle Wilson

Unattested _____
(verified by)

Sign Classie Tennelle Wilson
(Grantor/Grantee/Owner/Agent) circle one