

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:

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE AND NO/00 DOLLARS (\$1.00)**, 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, ***Darlene Carlisle, a single woman, (herein referred to as Grantor)*** grant, bargain, sell and convey unto ***Jeffrey M. Whitfield and Tabatha Whitfield (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, 2022.
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 19th day of May, 2022.

Darlene Carlisle
Darlene Carlisle

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***Darlene Carlisle***, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of May, 2022.

April Clark

Notary Public
My Commission Expires: 9-1-2024

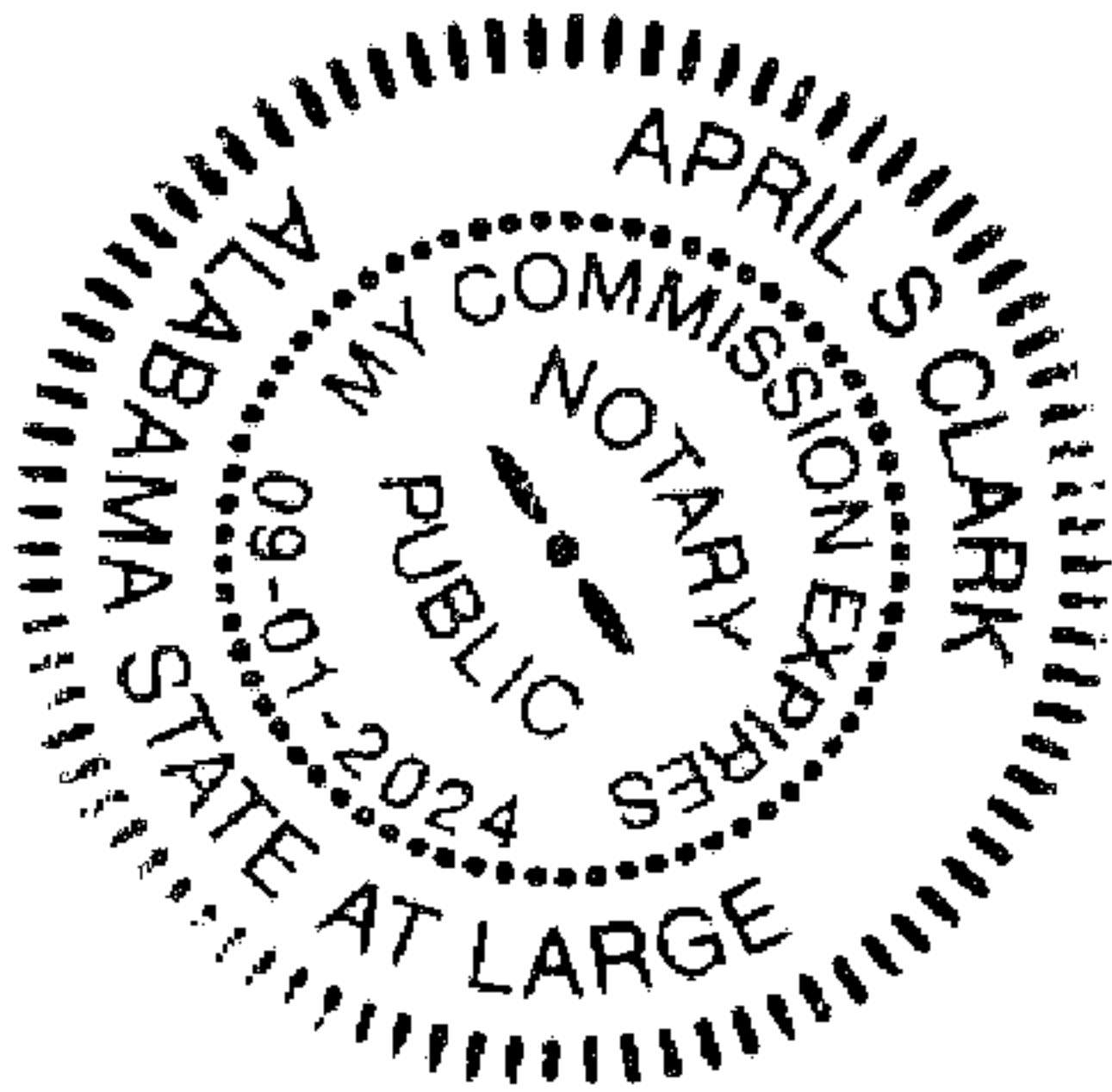
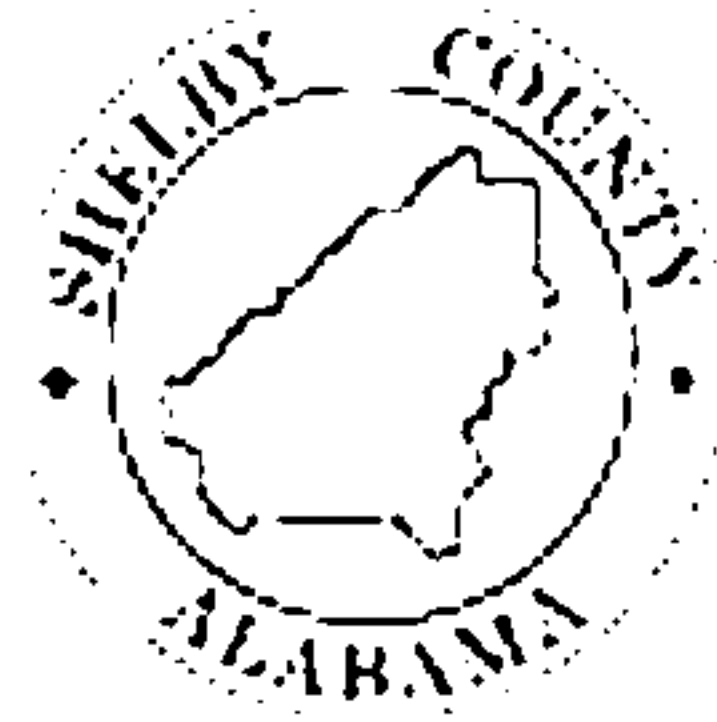


EXHIBIT A – LEGAL DESCRIPTION

A parcel of land in the Northeast Quarter of the Northeast Quarter of Section 24, Township 22 South, Range 1 West, being the same land described in a deed to Howard Carden, recorded in Real Book 75, Page 791 of the real property records of Shelby County, Alabama, said parcel of land being more particularly described as follows: Commencing at a 3" angle iron found for the Southeast corner of Block 1, according to Staffords Map of Shelby, recorded in Map Book 3, Page 38, of the map records of Shelby County: thence North 00 degrees 45 minutes 37 seconds West, along the West line of First Street, a distance of 63.61 feet to a point; thence North 04 degrees 13 minutes 48 seconds East, along the West line of First Street, a distance of 325.06 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165" at a point of beginning; thence South 89 degrees 18 minutes 16 seconds West a distance of 210.00 feet, to a 1/2" rebar set with a cap stamped "S. Wheeler RPLS 16165"; thence North 04 degrees 13 minutes 48 seconds East, a distance of 210.00 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler, RPLS 16165"; thence North 89 degrees 18 minutes 16 seconds East a distance of 210.00 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165", on the West right of way of First Street; thence South 04 degrees 13 minutes 48 seconds West, a distance of 210.00 feet to the point of beginning.

Less and Except property conveyed to Chad Ledford and Russell Ledford in Instrument No. 20080228000081530 in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/09/2022 11:34:27 AM
\$33.00 BRITTANI
20220809000311280

20220809000311280 08/09/2022 11:34:27 AM DEEDS 3/3

Allen S. Beyl

Real Estate Sales Validation Form

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

Grantor's Name Darlene Carlisle
Mailing Address 1403 Hwy 109
Wilsonville AL
35186

Grantee's Name Jeffrey M. Whitfield
Mailing Address 314 N. Timothy Dr.
Columbiana, AL
35051

Property Address Vacant
Shelby, AL

Date of Sale 5/19/22
Total Purchase Price \$ 5,000.00

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 5/19/22

Print Mike T. Atchison

Signature Mike T. Atchison

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one