

20220921000364320  
09/21/2022 11:43:26 AM  
DEEDS 1/4

This instrument was prepared by:  
GEORGE S. HABUREY, IV, Esq.  
STS Alabama, LLC  
1530 Hillyer Robinson Pkwy  
Anniston, AL 36207

Send tax notice to:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ALABAMA GENERAL WARRANTY DEED**  
**(JOINT TENANTS WITH RIGHT OF SURVIVORSHIP) - INDIVIDUAL**

STATE OF ALABAMA

)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

)

That in consideration of TEN Dollars (\$10.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Dorothy White, an ~~un~~married woman, and Megan Healy, an unmarried woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jordin Erb, and his wife, Christy Erb, and Caroline Erb, an unmarried woman** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in County, Alabama, to-wit: \*unmarried

See Exhibit A attached hereto and incorporated herein by reference.

**TO HAVE AND TO HOLD** to 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seals(s), this 10th day of September 2022.

Dorothy White  
Dorothy White

Megan Healy  
Megan Healy

STATE OF ALABAMA

)

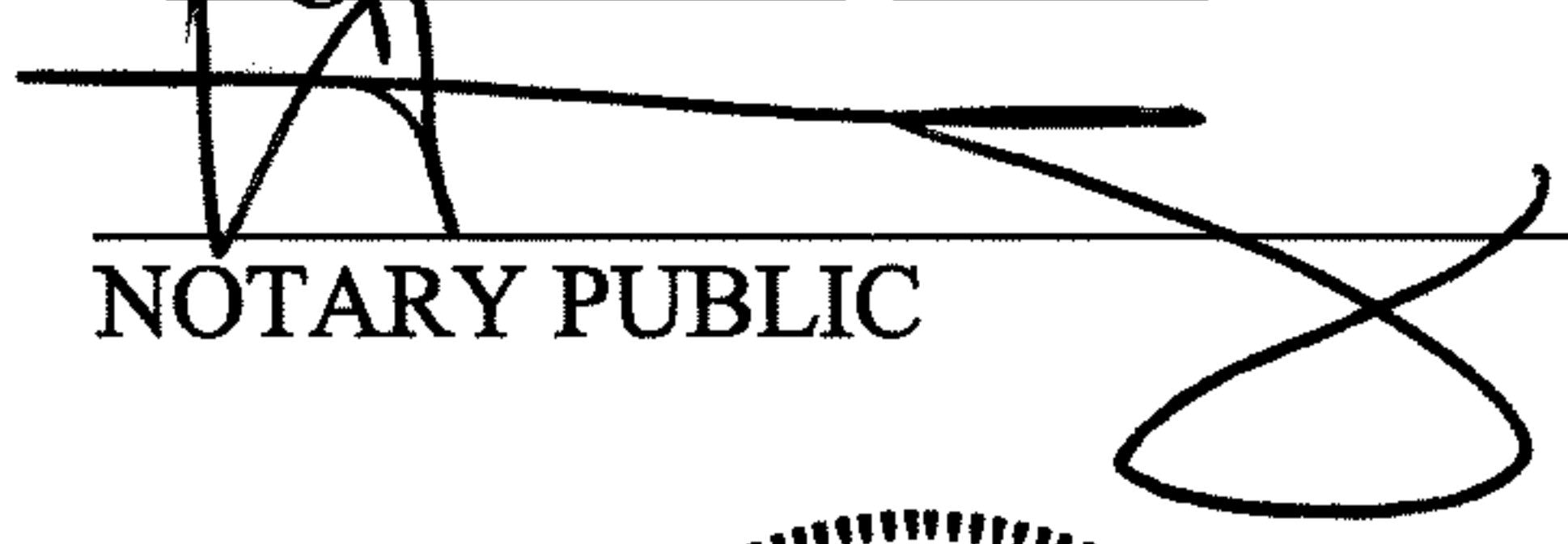
GENERAL ACKNOWLEDGEMENT

SHELBY COUNTY

)

I, Hannah Ellenburg, a Notary Public in and for said County, in said State, hereby certify that **Dorothy White** whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this date, that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of September 2022.

  
NOTARY PUBLIC

My Commission Expires: 3/15/24

STATE OF ALABAMA

)

GENERAL ACKNOWLEDGEMENT

SHELBY COUNTY

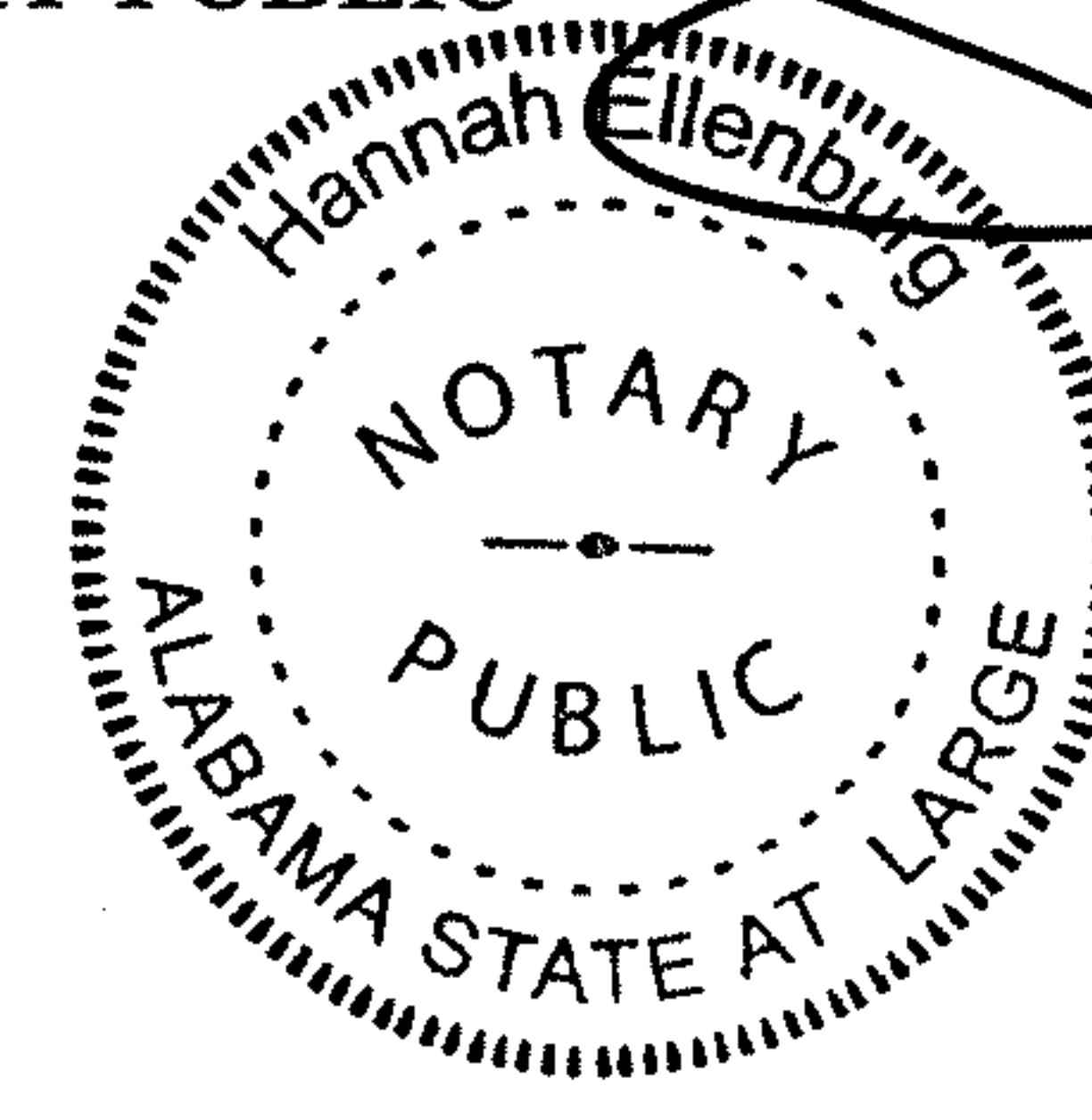
)

I, Hannah Ellenburg, a Notary Public in and for said County, in said State, hereby certify that **Megan Healy**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this date, that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of September 2022

  
NOTARY PUBLIC

My Commission Expires: 3/15/24



**EXHIBIT A**

**LEGAL DESCRIPTION:**

Land in Shelby County, Alabama, being a part of the SW 1/4 of NW 1/4 of Section 14, Township 20 South, Range 1 West, more particularly described as follows:

Begin at the Southeast corner of said forty acres and run along East line of said forty, North 3 degrees 15 minutes West 210 feet to point of beginning of tract herein described; thence continue North 3 degrees 15 minutes West 210 feet; thence South 86 degrees West 918 feet to East right of way line of Columbiana-Chelsea Highway; thence along said Highway right of way South 29 degrees East 230 feet; thence run North 86 degrees East 814 feet to point of beginning. Situated in Shelby County, Alabama.

**LESS AND EXCEPT:**

A parcel of land in the SW 1/4 of the NW 1/4 of Section 14, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at a concrete monument in place accepted as the Southeast corner of the SW 1/4 of the NW 1/4 of Section 14, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed North 00 degrees 56 minutes 54 seconds East along the East boundary of said 1/4-1/4 section for a distance of 209.81 feet to a 1 inch drill bit in place, said point being the point of beginning; from this beginning point continue North 00 degrees 45 minutes 39 seconds East along a line of possession for a distance of 210.70 feet to a 1 inch drill bit in place; thence proceed South 89 degrees 58 minutes 32 seconds West for a distance of 525.01 feet; thence proceed South 00 degrees 45 minutes 51 seconds West for a distance of 209.43 feet; thence proceed South 89 degrees 53 minutes 08 seconds East for a distance of 525.01 feet to the point of beginning. The above described land is located in the SW 1/4 of the NW 1/4 of Section 14, Township 20 South, Range 1 West, Shelby County, Alabama.

And also, a 25 foot ingress/egress easement is granted being 25 feet in equal width on the North side of the following described lot:

Commence at a concrete monument in place accepted as the Southeast corner of the SW 1/4 of the NW 1/4 of Section 14, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed North 00 degrees 56 minutes 54 seconds East along the East boundary of said 1/4-1/4 section for a distance of 209.81 feet to a 1 inch drill bit in place; thence proceed North 89 degrees 53 minutes 08 seconds West for a distance of 525.01 feet to the point of beginning of said 25 foot easement. From this beginning point proceed North 89 degrees 53 minutes 08 seconds West along the South boundary of said easement for a distance of 290.47 feet to the point of intersection with the Easterly right of way line of County Road No. 47 and the termination of said easement. All being situated in Shelby County, Alabama.

Being the same property conveyed to Dorothy White and Megan Healy, as joint tenants with right of survivorship, by Warranty Deed from Patricia Ann Poe, an unmarried woman, dated June 29, 2017, of record in Instrument No. 20170630000235120, in the Probate Office for Shelby County, Alabama.

Subject property is commonly known as: 7650 Chelsea Road, Columbiana, AL 35051.

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Dorothy White & Megan  
 Mailing Address 977 Cherokee Dr. Healy  
Ragland, AL 35131

Grantee's Name Jordin, Christy, Caroline  
Erb  
7650 Chelsea Rd.  
Columbiana, AL

Property Address 7650 Chelsea Dr.  
Ragland, AL 35131  
35051  
35051  
Columbiana, AL  
35051

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

Actual Value \$

Assessor's Market 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 9/11/22

Print Hannah Ellenburg

Unattested

Sign H

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



(verified by)

Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

09/21/2022 11:43:26 AM

\$232.00 BRITTANI

20220921000364320

*Austin S. Bayl*