

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 of **ONE DOLLAR AND NO CENTS (\$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, we, **Rebecca Ryder, a single woman (herein referred to as Grantors)** grant, bargain, sell and convey unto **Johnny C. Freeman and Tammy Freeman (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

Barbara Freeman, Rebecca Ryder and Jeffrey W. Freeman are all the heirs at law of Jimmy W. Freeman who died intestate July 29, 2020 **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 4th day of October 2022.


Rebecca Ryder

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Rebecca Ryder**, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of October 2022.





Notary Public
My Commission Expires: 9/1/2024

EXHIBIT A – LEGAL DESCRIPTION

A parcel of land situated in the NE 1/4 of NW 1/4 of Section 8, Township 22 South, Range 2 West and more particularly described as follows: Begin at the NE corner of the NW 1/4 of said Section 8 and proceed Westward along the North side of said Section 262.0 feet; Thence South 102.0 feet; Thence West 192.0 feet; Thence South 213.0 feet; Thence South 1 degree 20' West 21.94 feet; Thence North 87 degrees 36' West 208.13 feet to Point of Beginning; Thence South 10 degrees 15' East 396.0 feet to NW border of County Highway; Thence South 48 degrees 16' West and along this Highway 135.34 feet; Thence continue along said Highway South 68 degrees 37' West 142.60 feet; Thence continue along said Highway South 84 degrees 55' West 44.80 feet; Thence North 8 degrees 28' East 123.92 feet; Thence North 65 degrees 14' West 81.40 feet; Thence North 84 degrees 22' East 105.0 feet; Thence 1 degree 45' East 402.83 feet; Thence South 84 degrees 53' East 147.32 feet to Point of Beginning. Containing 2.323 acres.

Real Estate Sales Validation Form

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

Grantor's Name Rebecca Ryder
Mailing Address 715 Cold Spring
Hanceville AL
35077

Grantee's Name Johnny C. Freeman
Mailing Address P.O. Box 1332
Calera, AL
35040

Property Address Acreage

Date of Sale 10-4-22

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Assessor's Market Value \$ 45,500



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/27/2022 10:05:43 AM
\$37.00 JOANN
20221027000403700

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 1/5 \$9,000

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 10-4-22

Print Rebecca Ryder

Unattested

Sign Rebecca Ryder

(verified by)

(Grantor/Grantee/Owner/Agent) circle one