

20221101000409960  
11/01/2022 02:35:48 PM  
DEEDS 1/3

**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:*  
**3060 BOWRON ROAD**  
**HELONA AL 35080**

**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 DOLLARS 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, **John Wilder and wife, Peggy Wilder (herein referred to as Grantors)** grant, bargain, sell and convey unto **John Wilder, Peggy Wilder and John W. Wilder, II (herein referred to as Grantees)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

**See Attached Exhibit A for Legal Description**

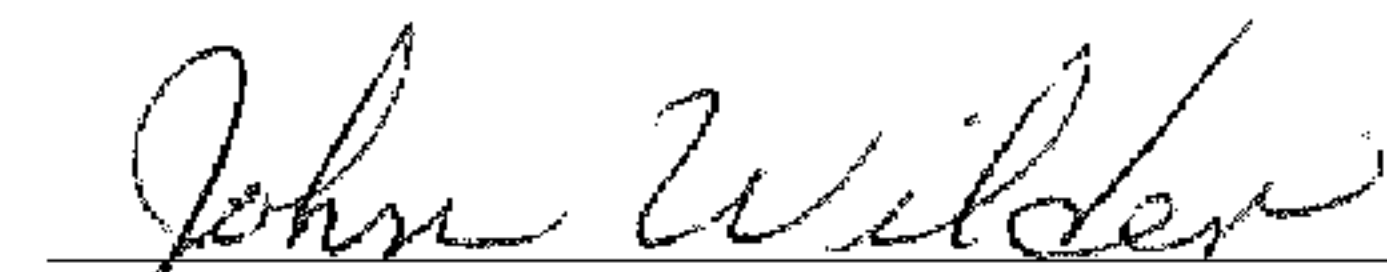
**SUBJECT TO:**

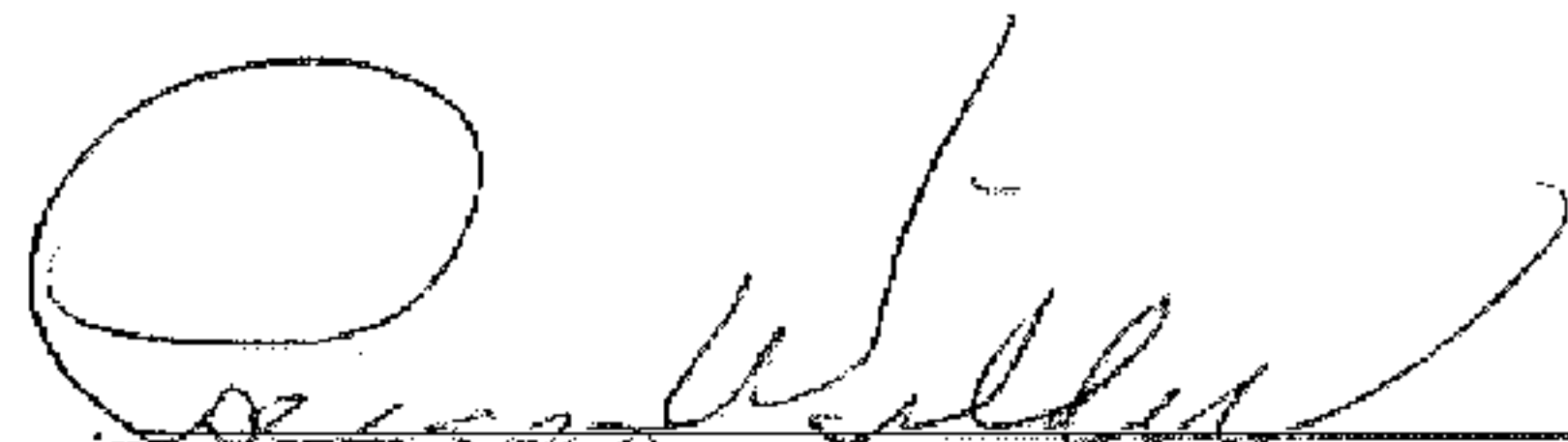
1. Ad valorem taxes due and payable October 1, 2023.
2. Easements, restrictions, rights of way, and permits of record

**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 28th day of October, 2022.

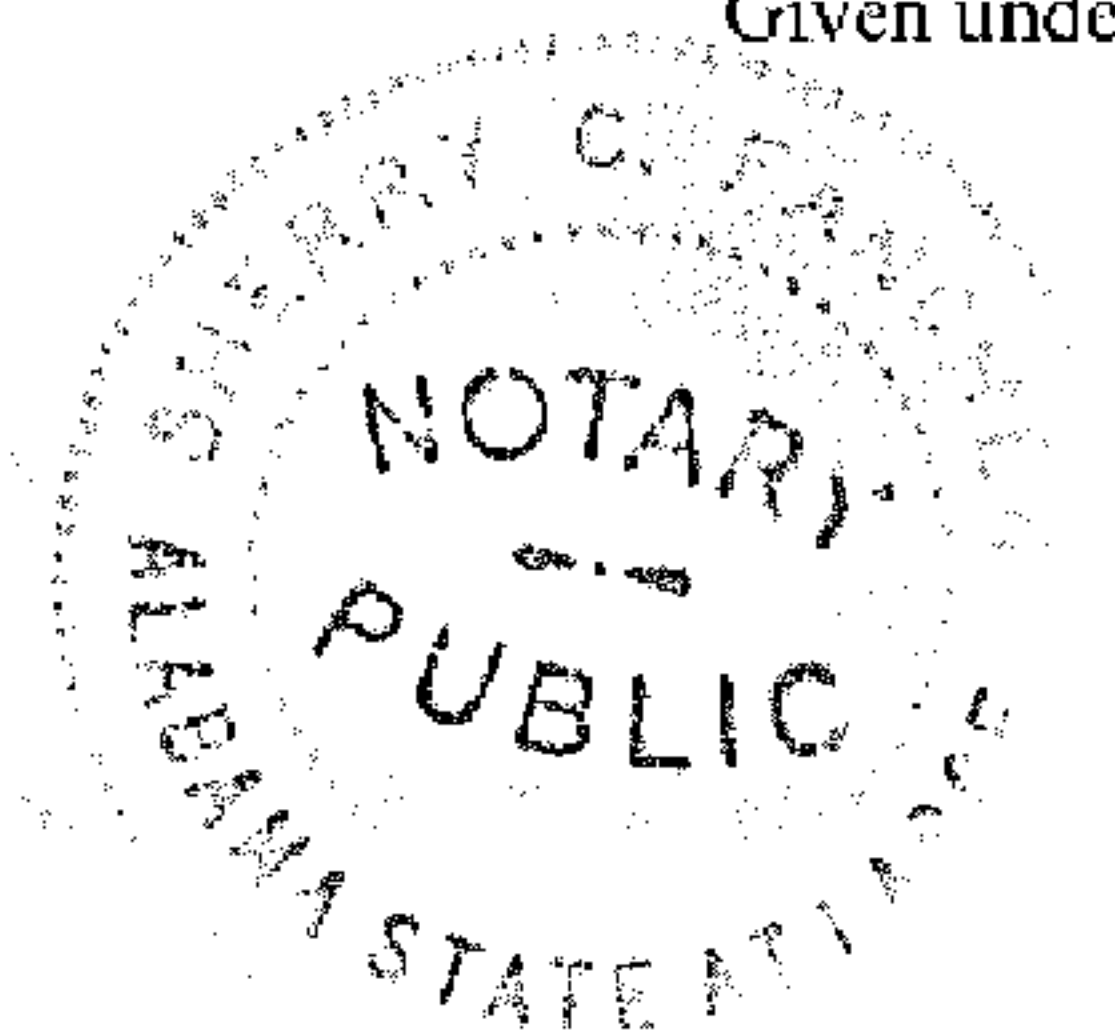
  
John Wilder


  
Peggy Wilder

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **John Wilder and Peggy Wilder**, 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 28th day of October, 2022.



  
Notary Public  
My Commission Expires: 09/08/25

**EXHIBIT A – LEGAL DESCRIPTION**

Commence at the NE corner of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama; thence South 89 degrees 51 minutes 12 seconds West, a distance of 400.00 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 764.51 feet; thence South 00 degrees 02 minutes, 55 seconds West, a distance of 421.00 feet; thence South 33 degrees 10 minutes 02 seconds West, a distance of 51.96 feet; thence South 45 degrees 55 minutes 57 seconds East, a distance of 335.06 feet; thence North 47 degrees 57 minutes 28 seconds East, a distance of 193.15 feet; thence South 88 degrees 15 minutes 44 seconds East, a distance of 42.18 feet; thence North 19 degrees 45 minutes 04 seconds East, a distance of 97.50 feet; thence North 23 degrees 20 minutes 22 seconds East, a distance of 58.85 feet; thence South 89 degrees 30 minutes 02 seconds East, a distance of 196.55 feet; thence North 14 degrees 57 minutes 11 seconds East, a distance of 442.30 feet to the POINT OF BEGINNING.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 11/01/2022 02:35:48 PM  
 \$615.50 BRITTANI  
 20221101000409960

*Allen S. Byrd*

### Real Estate Sales Validation Form

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

Grantor's Name John Wilder  
 Mailing Address 3060 Bowron Rd  
Helena, AL  
35080

Grantee's Name John Wilder  
 Mailing Address 3060 Bowron Rd  
Helena, AL  
35080

Property Address 3060 Bowron Rd  
Helena, AL  
35080

Date of Sale 10-28-22  
 Total Purchase Price \$

or  
 Actual Value \$

or  
 Assessor's Market Value \$ 524,140.00

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

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 10-28-22

Print Mike T. Atchison

Sign Mike T. Atchison

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one