

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-22-28721

Send Tax Notice To: Rylee Danielle Brecht
Chandler Andrew Hare
AL

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Nineteen Thousand Dollars and No Cents (\$319,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Walker Family Holdings Ltd.**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Rylee Danielle Brecht and Chandler Andrew Hare**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2023 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

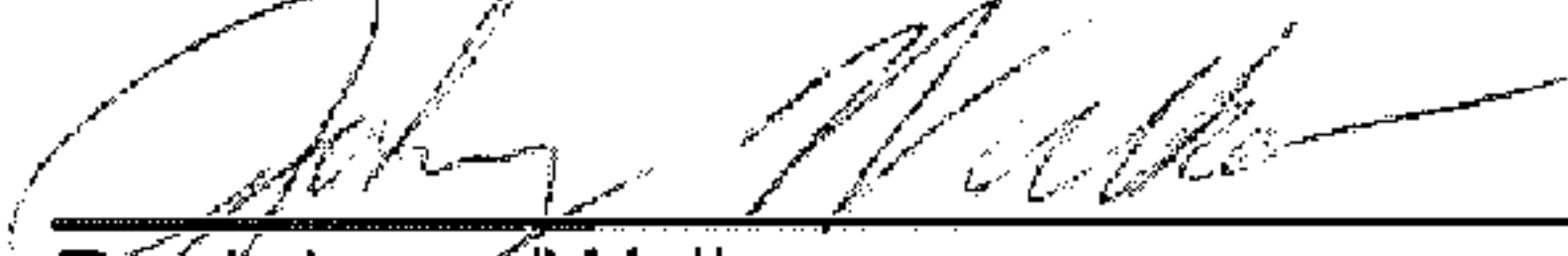
\$322,222.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 15th day of November, 2022.

WALKER FAMILY HOLDINGS



By Johnny Walker
Managing Member

State of Alabama

County of Shelby

I, Mike Atchison, a Notary Public in and for the said County in said State, hereby certify Johnny Walker as Managing Member of Walker Family Holdings Ltd., whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of November, 2022.


Notary Public, State of Alabama

My Commission Expires: 9-1-24

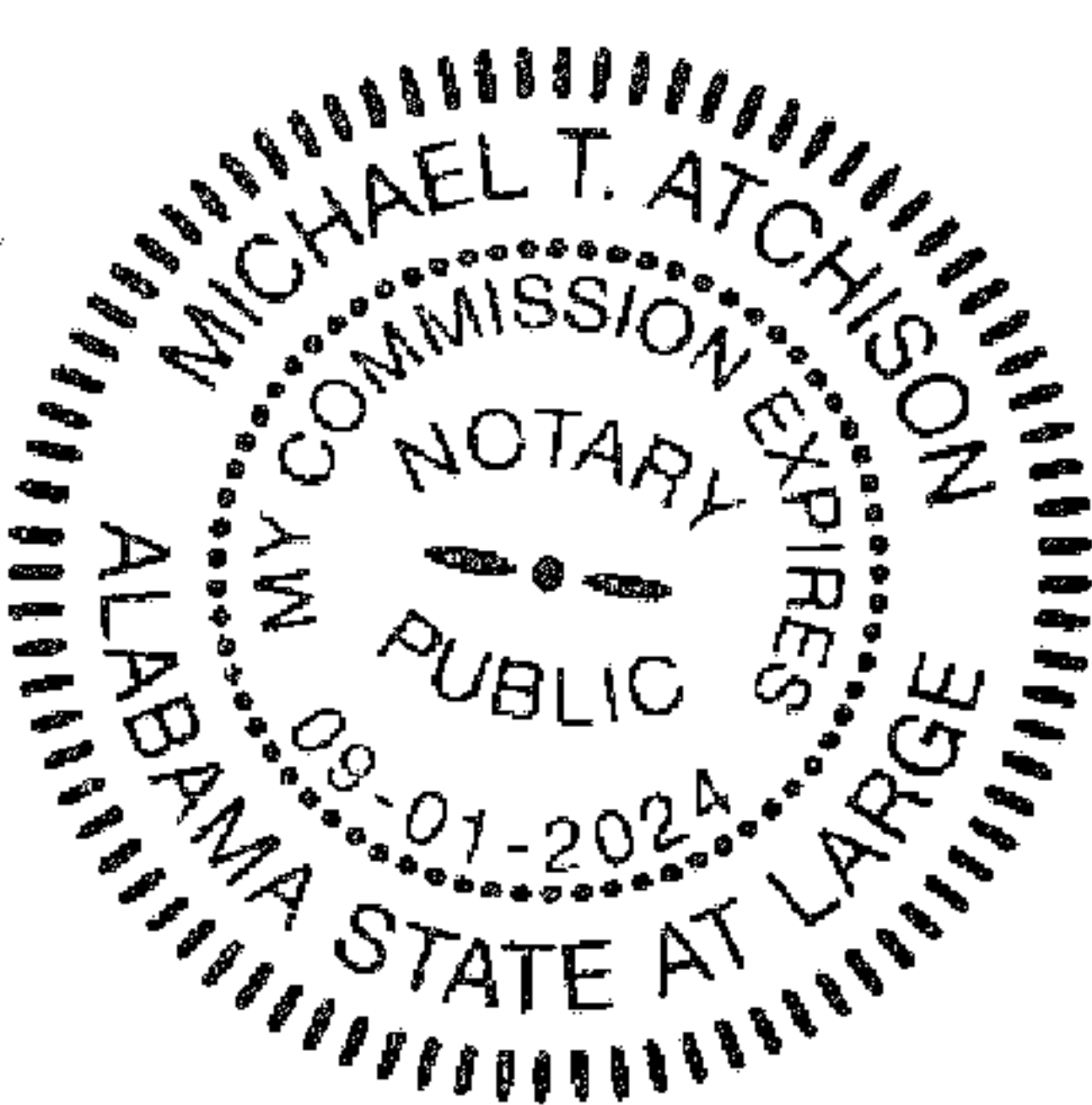


EXHIBIT "A"
LEGAL DESCRIPTION

Part of the N 1/2 of the NE 1/4 of the SE 1/4 of Section 14, Township 21 South, Range 2 West, Shelby County, Alabama, more particularly described as follows; from the Southeast corner of said NE 1/4 of the SE 1/4 of Section 14, run in a Northerly direction along the East line of said 1/4-1/4 section for a distance of 671.84 feet; thence turn an angle to the left of 87 degrees 15 minutes 07 seconds and run in a Westerly direction for a distance of 1054.06 feet to the Point of Beginning; thence continue along last mentioned course for a distance of 265.27 feet, more or less, to the Southwest corner of said N 1/2 of the NE 1/4 of Section 14; thence run in a Northerly direction or a distance of 557.28 feet, more or less, to a point on the Southwest Right-of-Way line of Shelby County Highway No. 26; thence turn an angle to the right of 122 degrees 26 minutes and run in a Southeasterly direction along said Right-of-Way line for a distance of 314.20 feet; thence turn an angle to the right of 57 degrees 34 minutes and run in a Southerly direction for a distance of 401.64 feet, more or less, to a 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	Walker Family Holdings	Grantee's Name	Rylee Danielle Brecht Chandler Andrew Hare
Mailing Address	<u>6969 Gaudson Hwy N.</u> <u>Timssville, AL 35173</u>	Mailing Address	<u>4288 Hwy 26</u> <u>Columbiana, AL 35051</u>
Property Address	<u>4288 Highway 26</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>November 15, 2022</u>
		Total Purchase Price	<u>\$319,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> Closing Statement	

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 of the assessor's current market value.

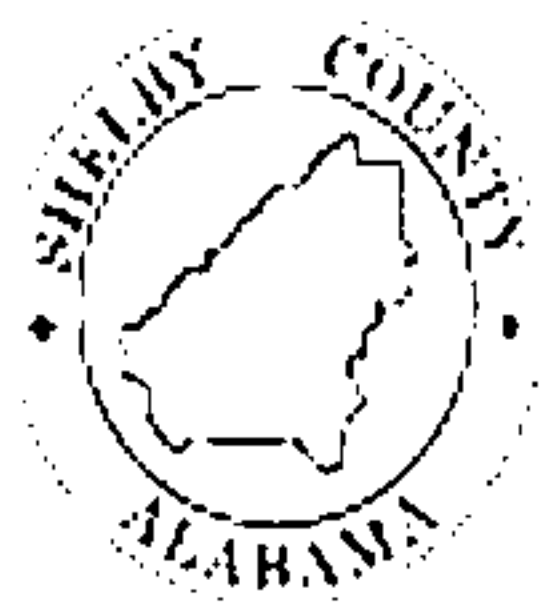
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 November 04, 2022Print Walker Family Holdings**Unattested**Sign 

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/15/2022 01:32:14 PM
\$29.00 JOANN
20221115000423530

Form RT-1

Allen S. Bayl