

20221202000440820 1/3 \$33.00
Shelby Cnty Judge of Probate, AL
12/02/2022 04:19:57 PM FILED/CERT

Send Tax Notice To:

Shane and Ashley Spradlin
318 Edgeland Lane
Vandiver, AL 35176

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five-Thousand and NO/100 Dollars to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we Dinna Michelle Brown and Allen Gene Brown (herein referred to as grantors) do grant, bargain, sell and convey unto Howard Shane Spradlin and Ashley Brianna Spradlin (herein referred to as grantees) as joint tenants, with right of survivorship, the following described real estate situation in Shelby County, Alabama to-wit:

Evans Family Acres
Lot 1
S01 T18S R01E MB 023 PG147
DIM 224.28 X 399.45

Commence at the Southwest Corner of the Southwest Quarter of the Southeast Quarter of Section 1 Township 18 South Range 1 East. Thence run East along the south boundary line of said Quarter-quarter section for 854.26 feet. Thence turn an angle to the left of 75 deg 52 min 02 sec and run 187.47 feet. To the point of beginning thence turn an angle to the right of 75 deg 52 min 02 sec and run 233.05 feet. Thence turn an angle to the left of 83 deg 03 min 40 sec and run 188.66 feet. Thence turn an angle to the left of 88 deg 23 min 31 sec and run 203.34 feet thence turn an angle to the left of 84 deg 24 min 51 sec and run 224.28 feet to the point of beginning. Containing 1.0 acres.

Commence at the Northwest corner of the SW 1/4 of the SE 1/4 of Section 1, Township 18 South, Range 1 East; thence run East along the South boundary line of said 1/4-1/4 Section for 1282.83 feet; thence turn an angle of 78 deg. 51 min. 12 sec. left and run 125.76 feet to the point of beginning. thence turn an angle of 101 deg. 08 min. 48 sec. left and run 181.17 feet; thence turn an angle of 96 deg. 56 min. 20 sec. right and run 247.50 feet; thence turn an angle of 91 deg. 35 min. 28 sec. to the right and run 196.11 feet; thence turn an angle of 92 deg. 37 min. 00 sec. right and run 220.76 feet to the point of beginning. Containing 1.0 acre, more or less.

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



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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 (ours) 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 persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 27

Day of December 2021.

Dinna Michelle Brown

Dinna Michelle Brown

Allen Gene Brown

Allen Gene Brown

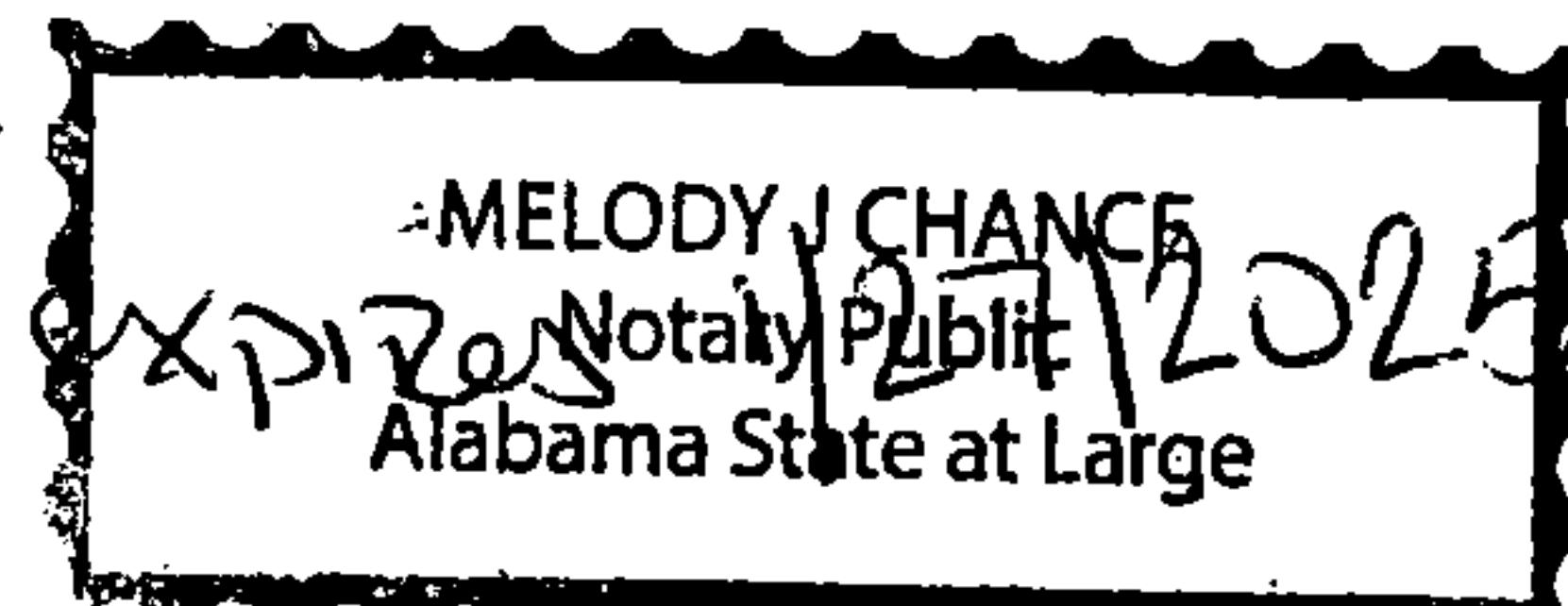
STATE OF ALABAMA

St. Clair COUNTY

I, the undersigned authority, a Notary Public in and for said County and said State, hereby certify that Dinna Michelle Brown and Allen Gene Brown whose name(s) 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of December, 2021.

Melody J. Chance
Notary Public My commission



Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Dinna & Allen Brown
233 Edgeland Rd
Vandiver AL 35176

Grantee's Name Ashley & Howard Spradlin
Mailing Address 318 Edgeland Ln
Vandiver AL 35176

Property Address

318 Edgeland Ln
Vandiver AL 35176

Date of Sale 12/27/21

Total Purchase Price \$ 5,000

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

Appraisal

Sales Contract

Other

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 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 12/27/22

Print Ashley B Spradlin

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one