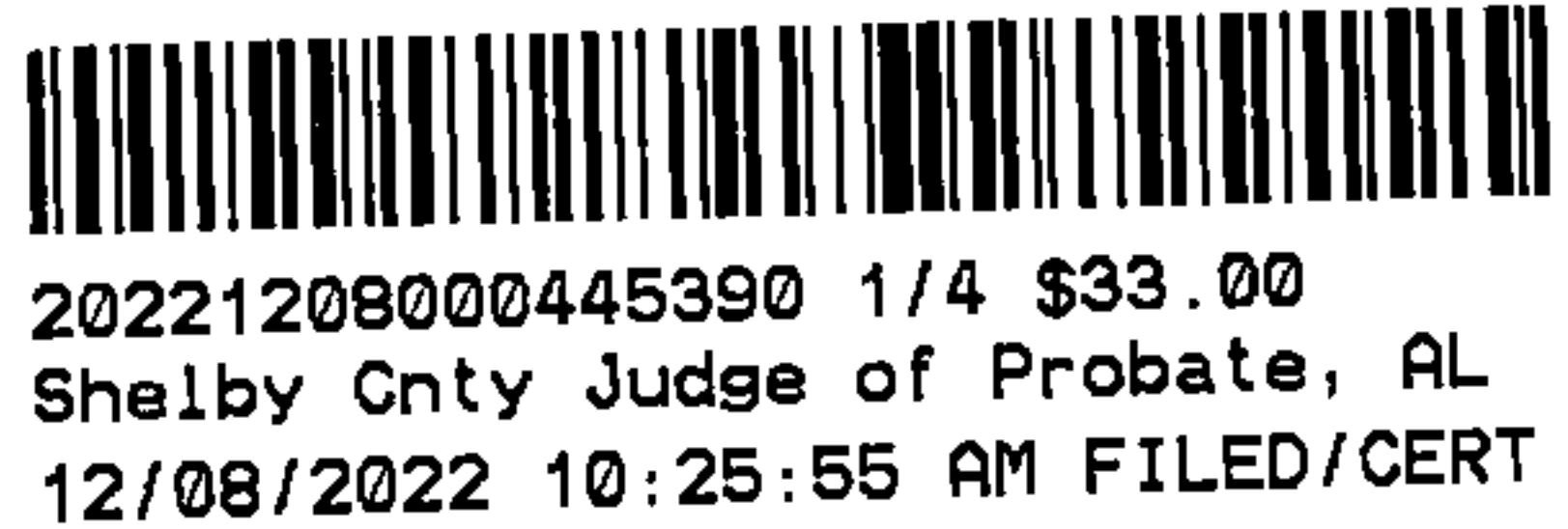


THIS INSTRUMENT PREPARED BY
ELLIS, HEAD, OWENS, JUSTICE & ARNOLD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

SEND TAX NOTICE TO:
Thomas Keith Garrett
3148 Valley Park Drive
Birmingham, AL 35243



WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar (\$1.00) and division and settlement of the Estate of Joanne Garrett, deceased, by the Grantee and Grantors herein**, the receipt whereof is hereby acknowledged, we,

Joan Garrett, an unmarried woman, 8855 Chelsea Road, Columbiana, AL 35051,
Thomas Keith Garrett, a married man, 3148 Valley Park Drive, Birmingham, AL 35243
and
James Robert Garrett, Jr., a married man, P. O. Box 3, Plantersville, AL 36758

(herein referred to as GRANTORS) do hereby grant, bargain, sell, and convey unto

Thomas Keith Garrett
whose mailing address is 3148 Valley Park Drive, Birmingham, AL 35243

(herein referred to as GRANTEE) the following described real estate, situated in Shelby County, Alabama, the address of which is: along Co. Rd. 47, Columbiana, Shelby County, AL 35051, to-wit:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, said Exhibit "A" signed by Grantors herein for identification.

According to the survey of Rodney Shiflett, Registered Professional Land Surveyor, State of Alabama, AL Reg. #21784, dated October 20, 2022.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

The above-described property constitutes no part of the homestead of any of the above-named Grantors or their spouses.

TO HAVE AND TO HOLD unto the said GRANTEE, his heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said GRANTEE, his 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 heirs and assigns forever, against the lawful claims of all persons.

(signatures and acknowledgements on following page)



20221208000445390 2/4 \$33.00
Shelby Cnty Judge of Probate, AL
12/08/2022 10:25:55 AM FILED/CERT

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 7
day of December, 2022.

Joan Garrett (SEAL)
Joan Garrett

Thomas Keith Garrett (SEAL)
Thomas Keith Garrett

James Robert Garrett, Jr. (SEAL)
James Robert Garrett, Jr.

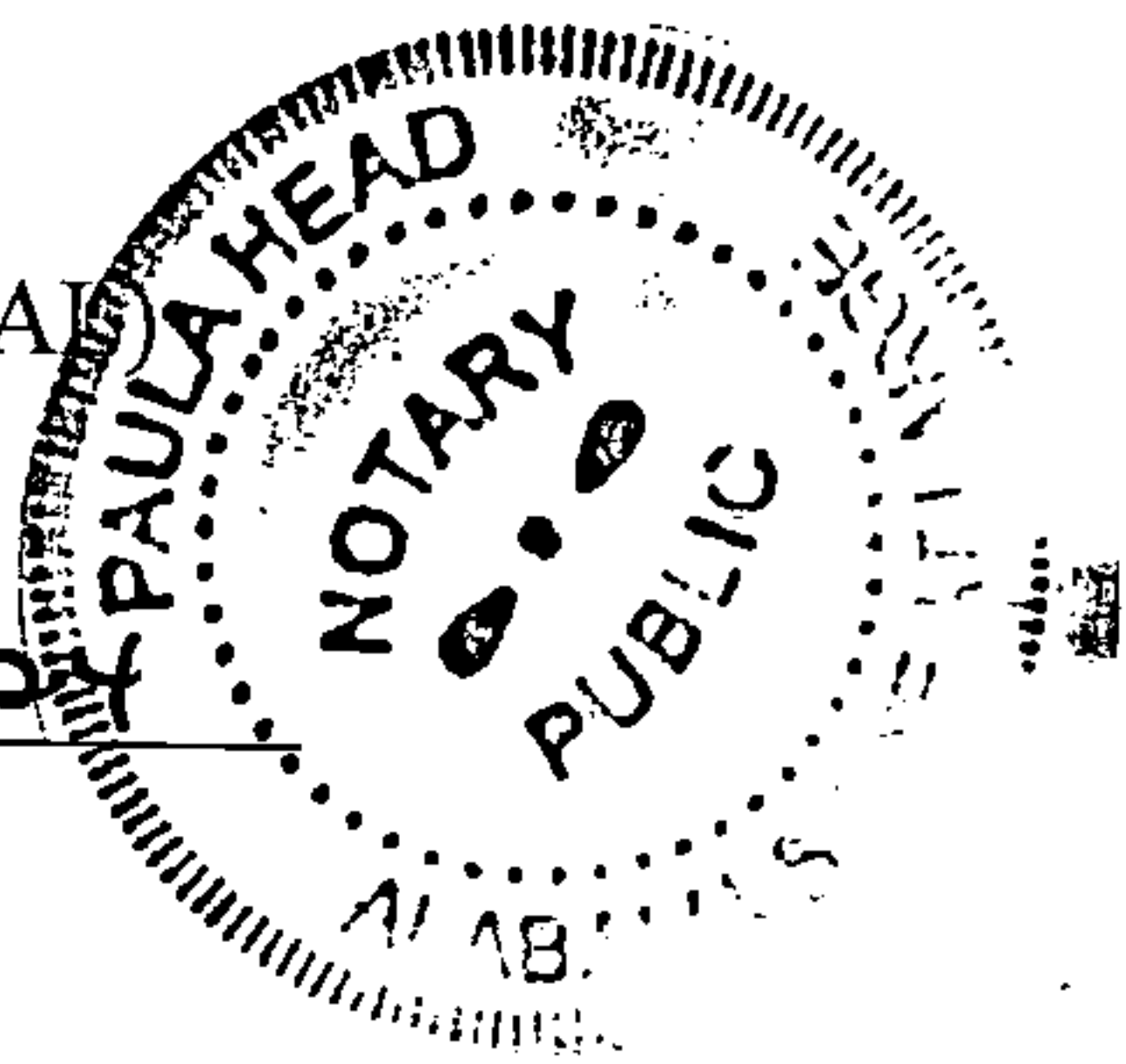
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joan Garrett, an unmarried woman, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of December, 2022.

Paula Head (SEAL)
Notary Public

My Commission Expires: 01-31-2024



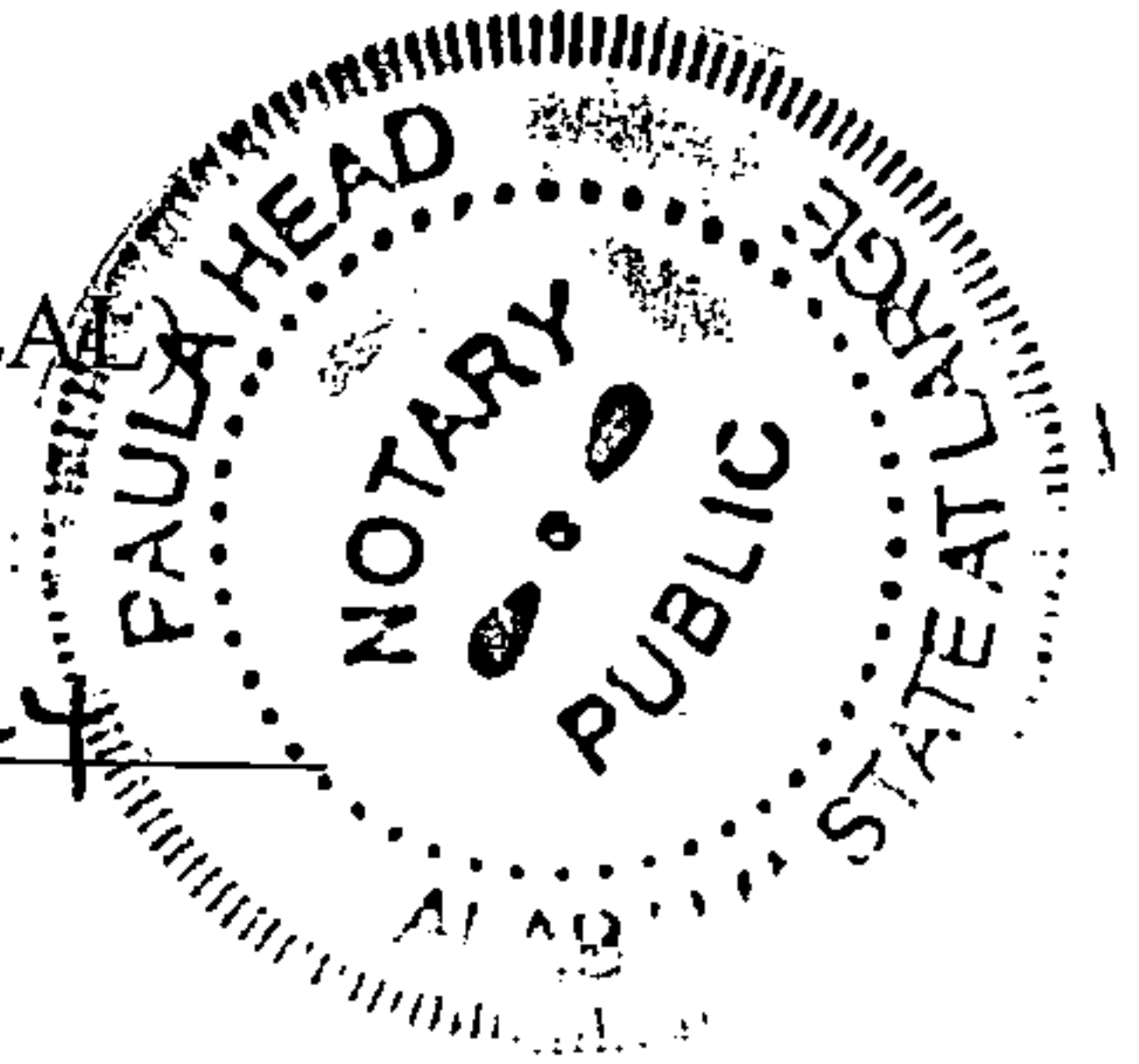
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Thomas Keith Garrett, a married man, whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of December, 2022.

Paula Head (SEAL)
Notary Public

My Commission Expires: 01-31-2024



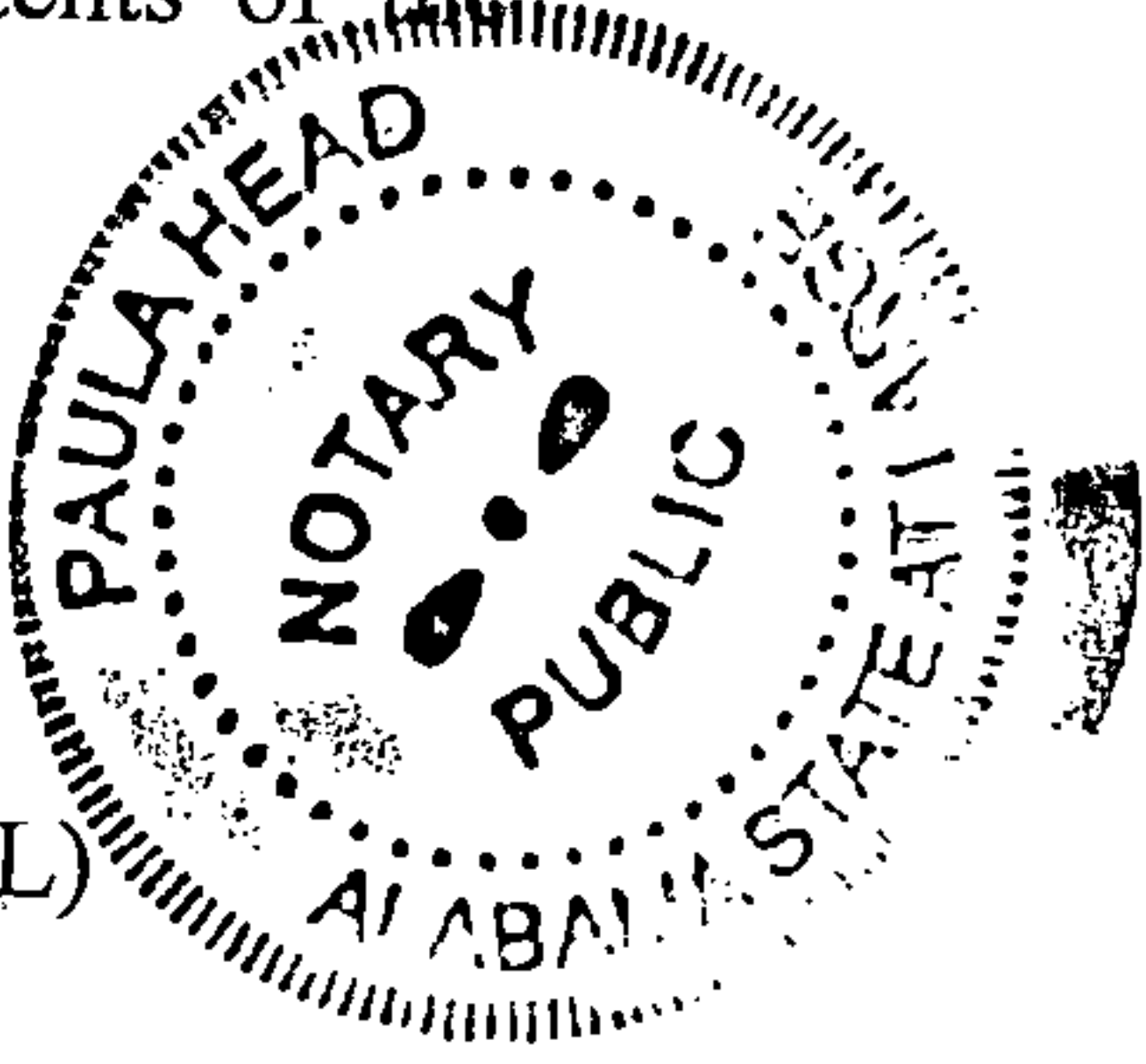
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Robert Garrett, Jr., a married man, whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of December, 2022.

Paula Head (SEAL)
Notary Public

My Commission Expires: 01-31-2024





20221208000445390 3/4 \$33.00
Shelby Cnty Judge of Probate, AL
12/08/2022 10:25:55 AM FILED/CERT

Exhibit "A"

Parcel 3

Commence at the NW Corner of the SW 1/4 of the SW 1/4 of Section 11, Township 20 South, Range 1 West, Shelby County, Alabama; thence S00°50'46"W a distance of 328.64'; thence N89°32'18"E a distance of 1051.72' to the POINT OF BEGINNING; thence continue N89°32'18"E a distance of 1100.36' to the Westerly R.O.W. line of Chelsea Road, to a curve to the left, having a radius of 1020.00', subtended by a chord bearing N12°10'38"E, and a chord distance of 46.42'; thence along the arc of said curve and along said R.O.W. line for a distance of 46.43', to a compound curve to the left having a radius of 910.00', subtended by a chord bearing N03°41'14"W, and a chord distance of 464.20'; thence along the arc of said curve and along said R.O.W. line for a distance of 469.39'; thence N18°27'50"W and along said R.O.W. line a distance of 123.87'; thence N19°48'50"W and along said R.O.W. line a distance of 271.12', to a curve to the left, having a radius of 860.00', subtended by a chord bearing N24°00'23"W, and a chord distance of 125.75'; thence along the arc of said curve and along said R.O.W. line for a distance of 125.86'; thence S89°32'18"W and leaving said R.O.W. line a distance of 883.27'; thence S00°50'46"W a distance of 997.91' to the POINT OF BEGINNING.

Said Parcel containing 24.01 acres, more or less.

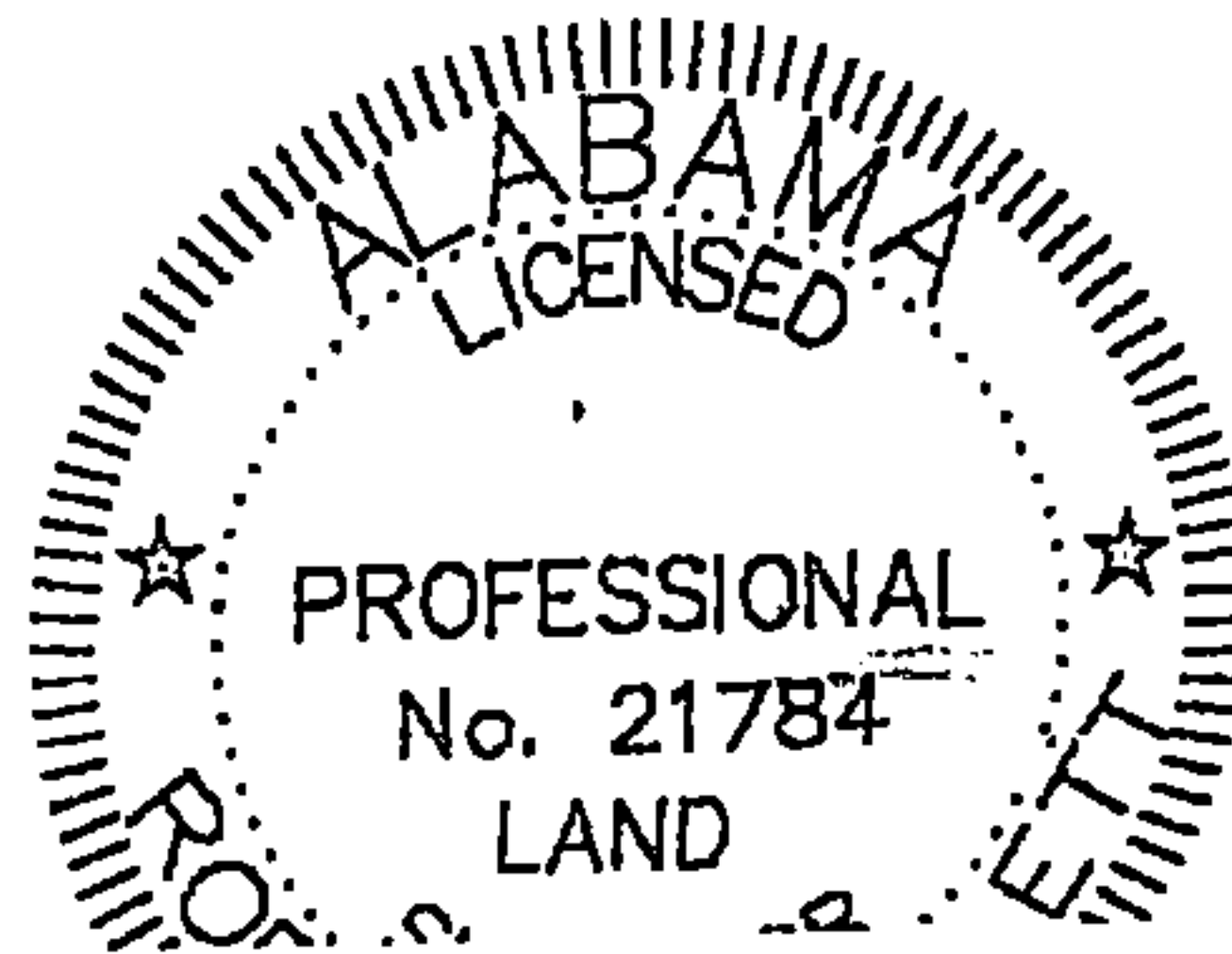
I further certify that I have consulted the Federal Insurance Rate Map (F.I.R.M.) Community Panel #01117C 0261 E, Zone 'X', dated February 20, 2013 and found that the above described Parcel does not lie in a Flood Hazard Zone.

NOTE:

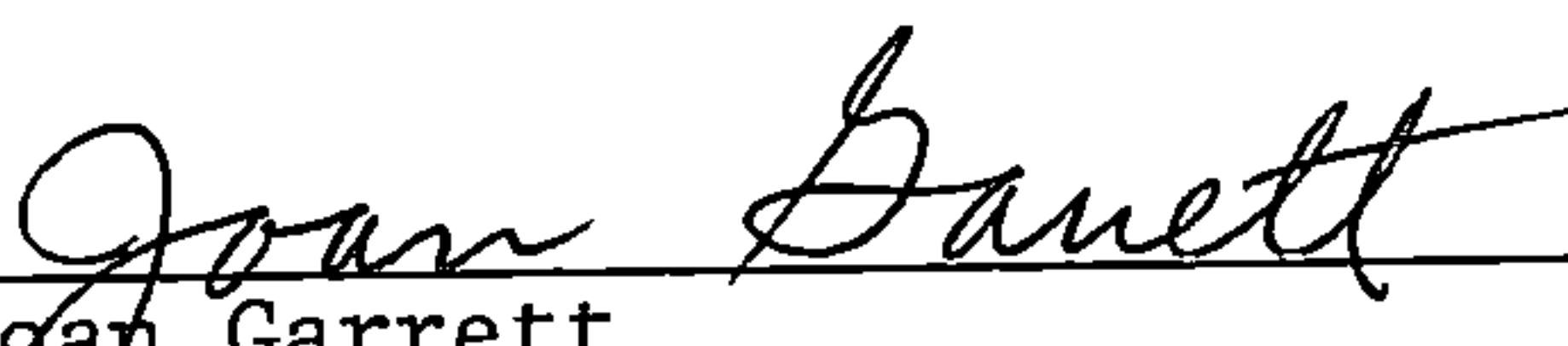
This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.

According to my survey of October 20, 2022

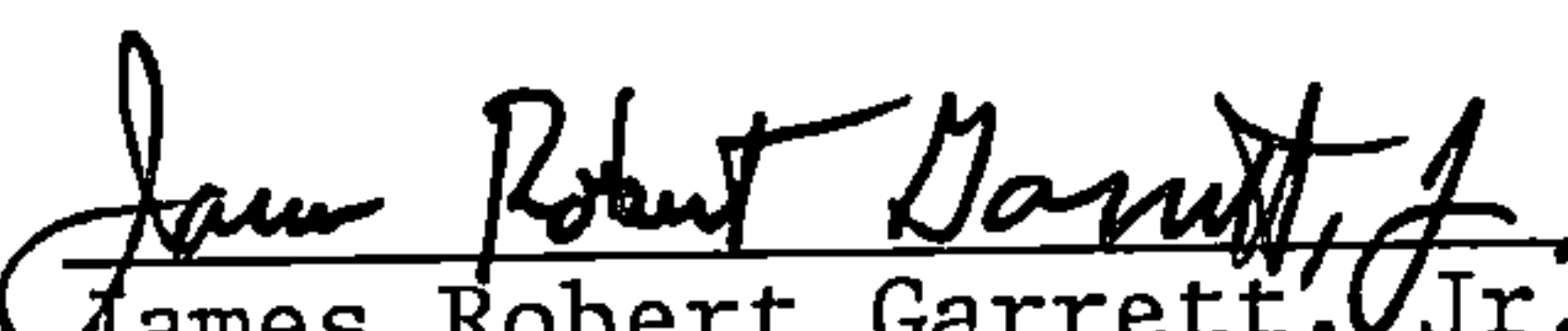

Rodney Shifflett Al. Reg. #21784



SIGNED FOR IDENTIFICATION:


Joan Garrett


Thomas Keith Garrett


James Robert Garrett, Jr.

Real Estate Sales Validation Form

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

Grantor's Name Joan Garrett
Mailing Address Thomas Keith Garrett
James Robert Garrett, Jr.
8855 Chelsea Road
Columbiana, AL 35051
Property Address along Co Rd 47
Columbiana, AL 35051

Grantee's Name Thomas Keith Garrett
Mailing Address 3148 Valley Park Drive
Birmingham, AL 35243

Date of Sale 12-07-2022
Total Purchase Price \$1.00 & division and settlement
of estate
or
Actual Value \$
or
Assessor's Market Value \$ 1/2 238,880

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 division and settlement of estate of
Joanne Garrett, deceased

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 12-07-2022

Print James Robert Garrett, Jr.

Unattested

Sign

James Robert Garrett, Jr.

(Grantor/Grantee/Owner/Agent) circle one



20221208000445390 4/4 \$33.00
Shelby Cnty Judge of Probate, AL
12/08/2022 10:25:55 AM FILED/CERT

Form RT-1