

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

SEND TAX NOTICE TO:

Joan Garrett

8855 Chelsea Road

Columbiana, AL 35051



20221208000445400 1/4 \$33.00  
Shelby Cnty Judge of Probate, AL  
12/08/2022 10:25:56 AM FILED/CERT

## 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

**Joan Garrett**

whose mailing address is 8855 Chelsea Road, Columbiana, AL 35051

(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, her heirs and assigns, forever.

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

(signatures and acknowledgements on following page)

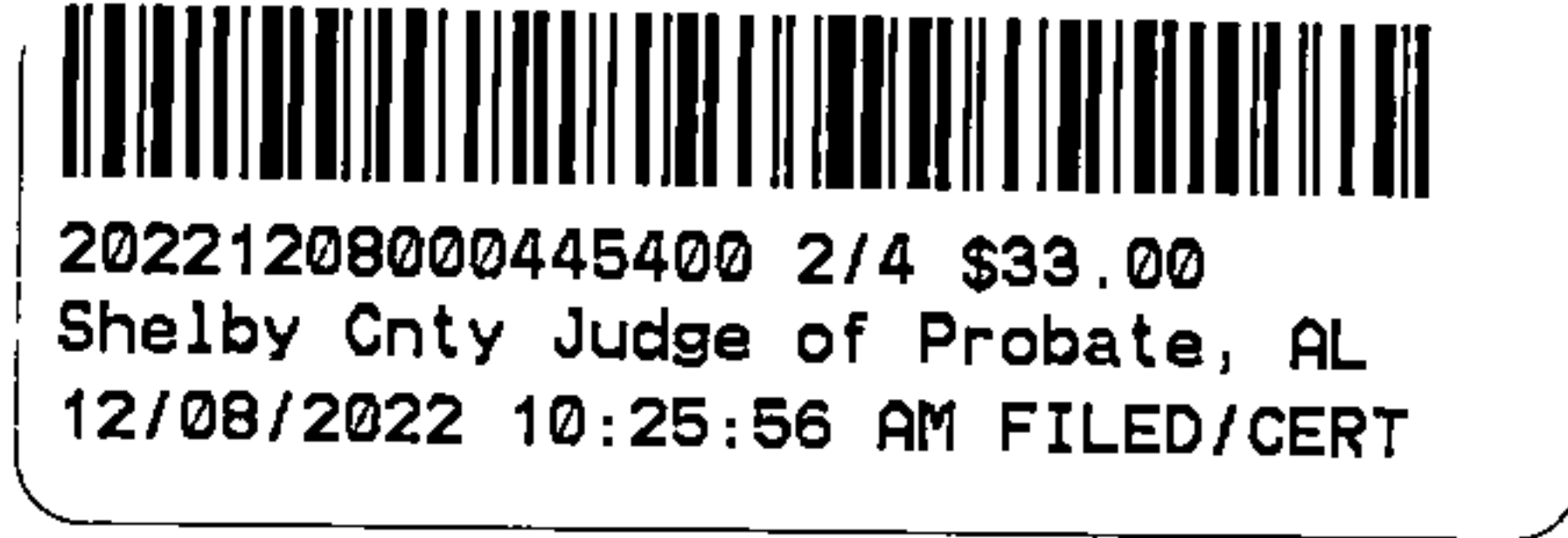
IN WITNESS WHEREOF, we have hereunto set our hands and seals this 7 day of December, 2022.

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

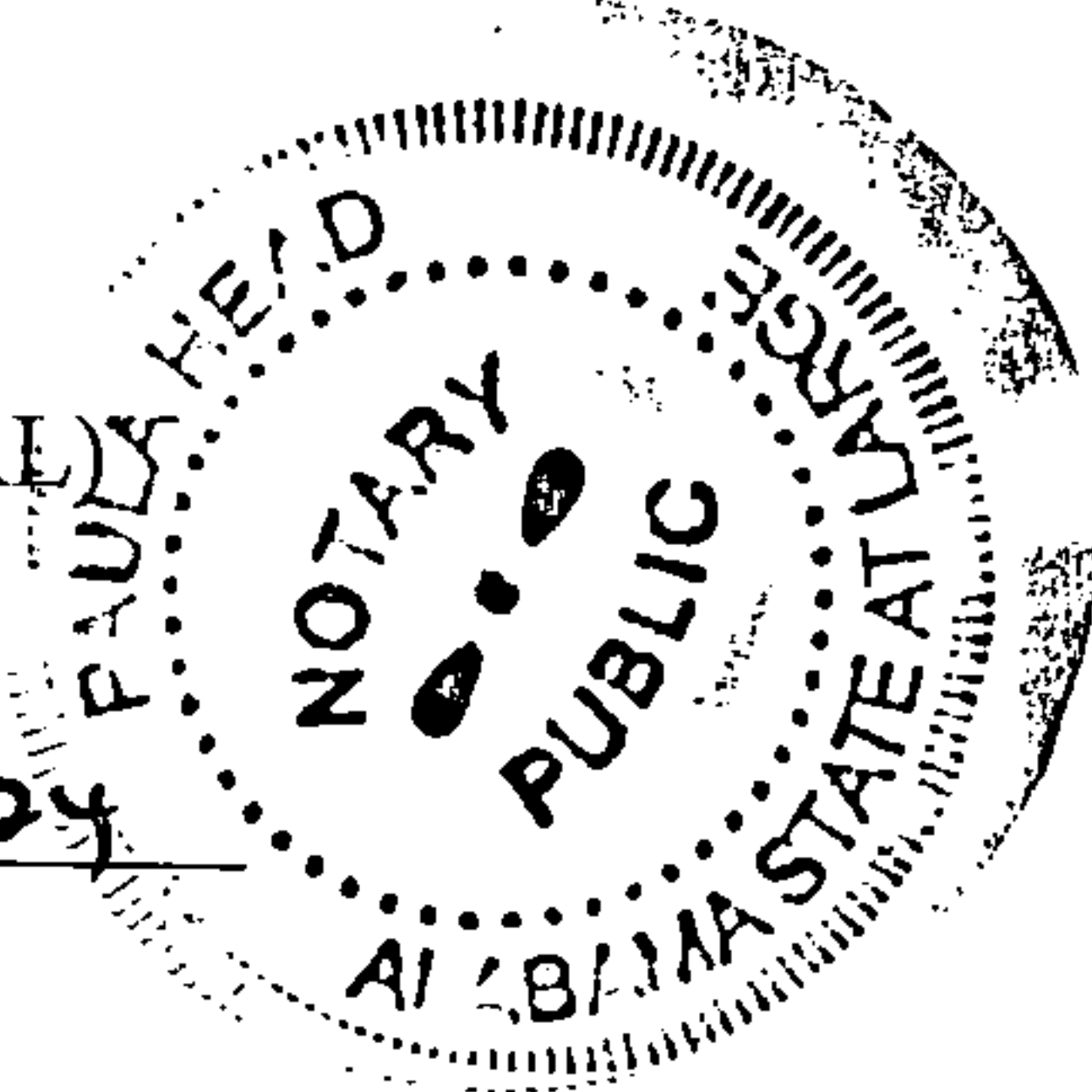


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joan Garrett, an unmarried woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, 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



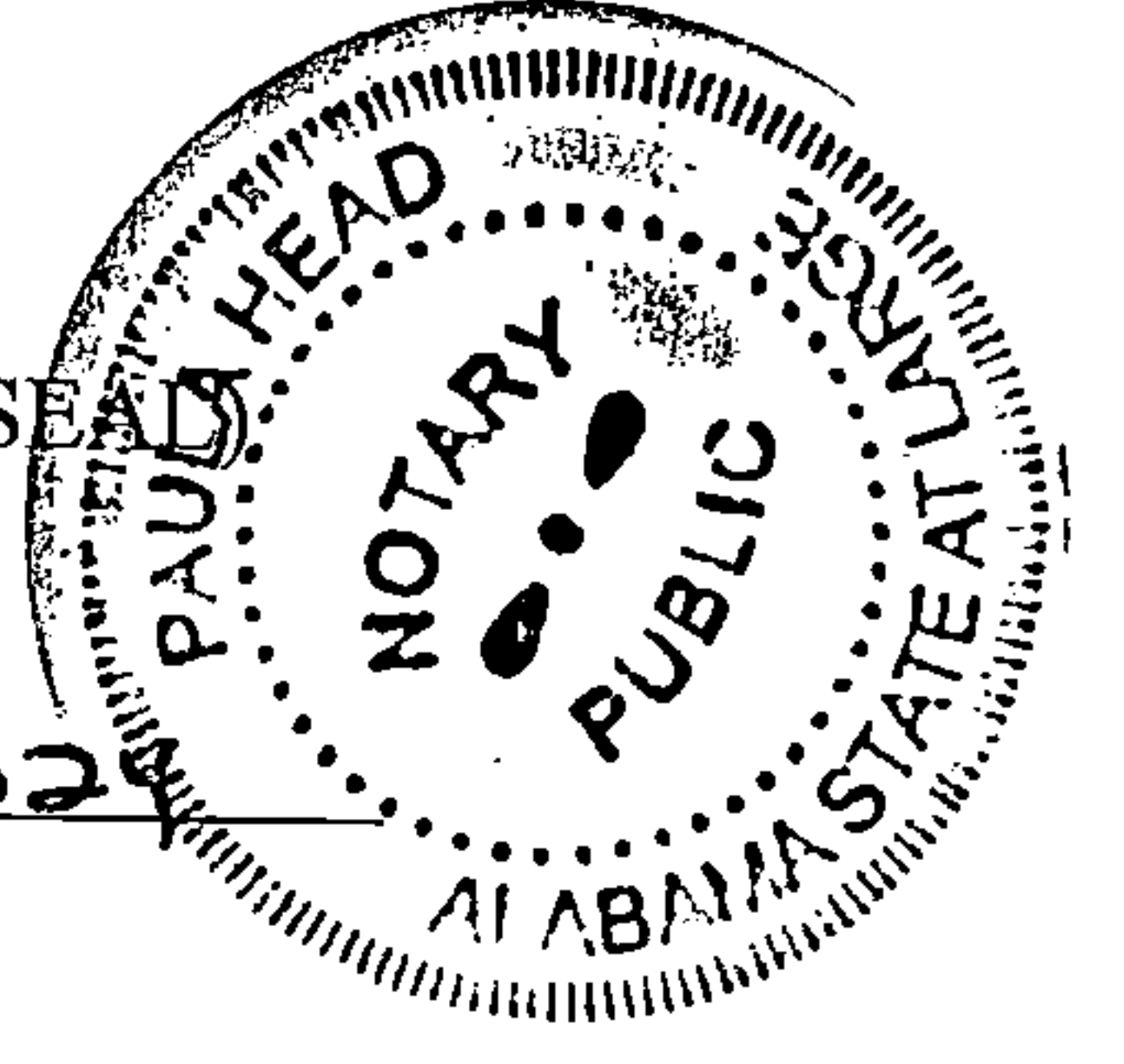
STATE OF ALABAMA  
SHELBY COUNTY

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



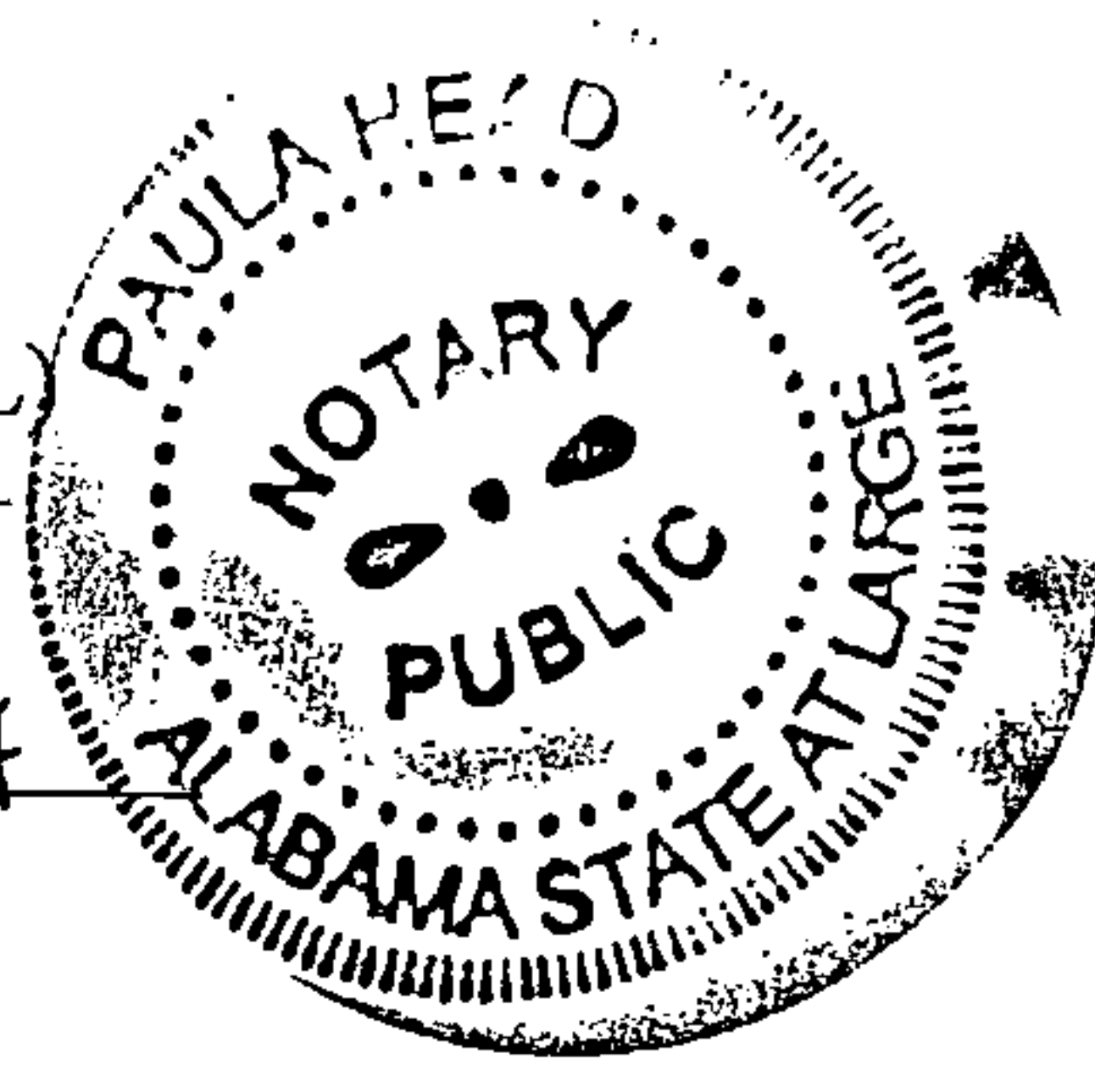
STATE OF ALABAMA  
SHELBY COUNTY

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



# Exhibit "A"



20221208000445400 3/4 \$33.00  
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Parcel 2

Commence at the NW Corner of the NW 1/4 of the SW 1/4 of Section 11, Township 20 South, Range 1 West, Shelby County, Alabama; thence N89°49'21"E a distance of 619.85' to the POINT OF BEGINNING; thence continue N89°49'21"E a distance of 283.65' to the Southwesterly R.O.W. line of Chelsea Road, to a curve to the left, having a radius of 1240.00', subtended by a chord bearing S60°30'51"E, and a chord distance of 255.42'; thence along the arc of said curve and along said R.O.W. line for a distance of 255.87'; thence S65°56'15"E and along said R.O.W. line a distance of 246.83'; thence S66°23'30"E and along said R.O.W. line a distance of 174.62', to a curve to the right, having a radius of 860.00', subtended by a chord bearing S47°17'43"E, and a chord distance of 562.71'; thence along the arc of said curve and along said R.O.W. line for a distance of 573.26'; 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'; thence S89°32'18"W a distance of 431.81'; thence N00°50'46"E a distance of 1685.63' to the POINT OF BEGINNING.

Said Parcel containing 24.00 acres, more or less.

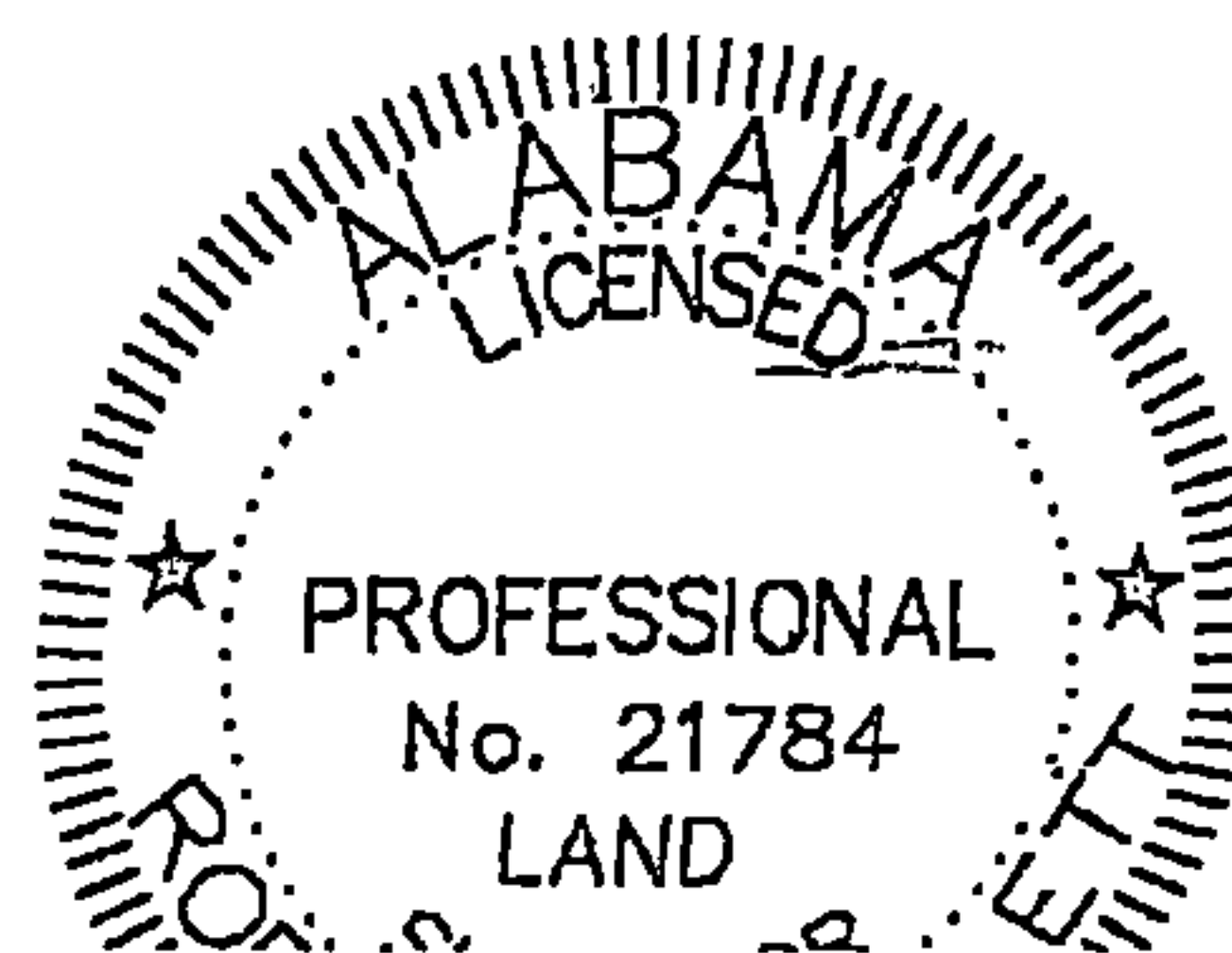
SUBJECT TO a 30' Wide Ingress/Egress and Utility Easement, lying 15.00' either side of and parallel to the following described centerline:

Commence at the NW Corner of the NW 1/4 of the SW 1/4 of Section 11, Township 20 South, Range 1 West, Shelby County, Alabama; thence N89°49'21"E a distance of 619.85'; thence S00°50'46"W a distance of 15.00' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N89°49'21"E a distance of 305.36' to the Southwesterly R.O.W. line of Chelsea Road and the POINT OF ENDING OF SAID CENTERLINE.

Easement to extend or trim to the R.O.W. line of Chelsea Road.

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

Grantee's Name Joan Garrett  
Mailing Address 8855 Chelsea Road  
Columbiana, AL 35051

Property Address along Co Rd 47  
Columbiana, AL 35051

Date of Sale 12-07-2022  
Total Purchase Price \$ 1100 & 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



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Sign

James Robert Garrett, Jr.

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**