

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Korey P. Barber
1001 Shelby Forest Tr.
Chelsea AL 35043

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR AND ZERO CENTS (\$1.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Jessica Hardin Hutchison, a married woman (herein referred to as Grantors)*, grant, bargain, sell and convey unto, *Korey P. Barber (herein referred to as Grantee)*, 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, 2022.
- 2. Easements, restrictions, rights of way, and permits of record

No part of the homestead of the Grantor herein or her spouse.
Jessica Hardin Hutchison and Jessica K. Barber are one in the same person.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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.

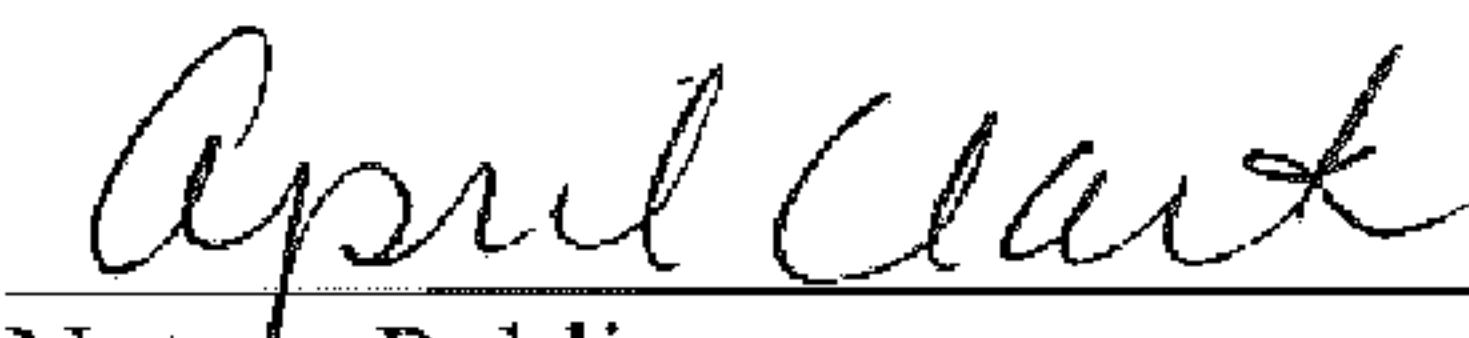
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of January, 2023.


Jessica Hardin Hutchison

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Jessica Hardin Hutchison* 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 10th day of January 2023.


Notary Public
My Commission Expires 9-1-2024

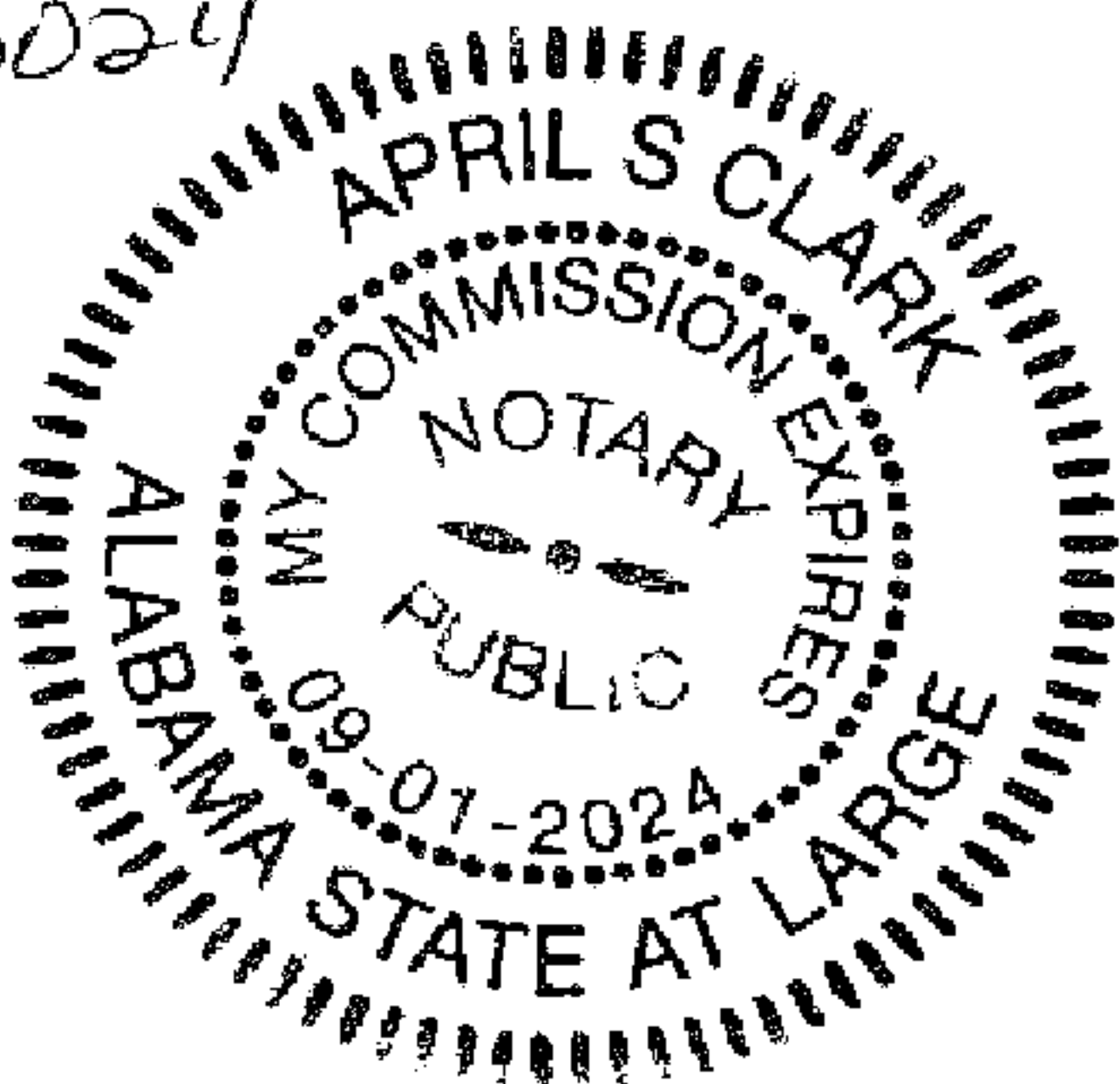


EXHIBIT A – LEGAL DESCRIPTION

A parcel of land lying in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama being more particularly described as follows;

Commence at the Southwest corner of the above stated $\frac{1}{4}$ - $\frac{1}{4}$; Thence run East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ for a distance of 171.61 feet to an Iron pin set, said point being the POINT OF BEGINNING of the following described parcel; Thence continue along the last described course for a distance of 319.21 feet to an Iron pin found; Thence deflect an angle left of $86^{\circ} 12' 35''$ and run North for a distance of 355.11 feet to an Iron pin found, said point lying on the South line of Greenwood Drive; Thence deflect an angle left of $92^{\circ} 10' 01''$ and run West for a distance of 298.06 feet to an Iron pin set; Thence deflect an angle left of $84^{\circ} 35' 31''$ and run South for a distance of 365.52 feet to the POINT OF BEGINNING, said parcel containing 2.52 acres more or less.

Legal Description of a 20.00 Easement for Ingress and Egress

Commence at the Northwest corner of the above described parcel; Thence run East along the North line of said parcel for a distance of 10.00 feet to the POINT OF BEGINNING and centerline of the following described 20.00 feet easement being 10.00 feet on both sides of the centerline; Thence deflect an angle left of $90^{\circ} 00' 00''$ and run North for a distance of 10.00 feet to a point; Thence deflect an angle left of $95^{\circ} 54' 27''$ and run Westerly for a distance of 290.18 feet to a point; Thence deflect an angle left of $21^{\circ} 10' 09''$ and run Southwesterly for a distance of feet to a point; Thence deflect an angle left of $23^{\circ} 26' 23''$ and run Southwesterly for a distance of 116.89 feet to a point; Thence deflect an angle right of $11^{\circ} 13' 49''$ and run a distance of 72.05 feet to the Northeasterly right of way of Shelby County Highway # 61 and the end of said 20.00 feet easement.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/10/2023 02:01:05 PM
 \$117.00 PAYGE
 20230110000008400

Amis Bayl

Real Estate Sales Validation Form

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

Grantor's Name Jessica Hutchison
 Mailing Address 130 Greenwood Dr
Wilsonville AL
35186

Grantee's Name Korey P. Barber
 Mailing Address 1001 Shelby Forest Tr
Chelsea AL 35043

Property Address 130 Greenwood Dr
Wilsonville AL
35186

Date of Sale 1-10-2023
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 89,000.00

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 _____

Print Mike T. Hutchison

Unattested _____

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one