

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Don Wade
6027 HWY 17
Helena, AL 35080

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Don Wade, an unmarried man, the surviving grantee in that certain warranty deed dated January 25, 2008 and recorded in Instrument No. 20080226000077140 in the Office of the Judge of Probate of Shelby County, Alabama, the other grantee therein, Edna Wade, having died on or about October 16, 2022** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Don Wade and Connie J. Jackson** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

SEE ATTACHED EXHIBIT "1".

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S

heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

IN WITNESS WHEREOF, said GRANTOR has/have hereunto set his/her/their hand(s) and seal(s) this the 23 day of January, 2023.

Don Wade
Don Wade

STATE OF Alabama
Shelby COUNTY

}

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Don Wade**, whose name(s) is/are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23 day of January, 2023.

Justin Smitherman
Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

Real Estate Sales Validation Form

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

Grantor's Name Don Wade

Grantee's Name.

Don WadeConnie J. JacksonMailing Address 5226 Wade St.
Helena, AL 35080Mailing Address 5226 Wade St.
Helena, AL 35080Property Address 5226 Wade St.
Helena, AL 35080

Date of Sale

Total Purchase Price \$

Or

Actual Value

Or

Assessor's Market Value \$278,740

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: 1/2 Tax Assessor's Market Value---\$139,370.00 Adding Daughter

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 1/23, 2023☐ Unattested

(verified by)

Print: Don Wade

Sign

(Grantor/Grantee/ Owner/Agent) circle one

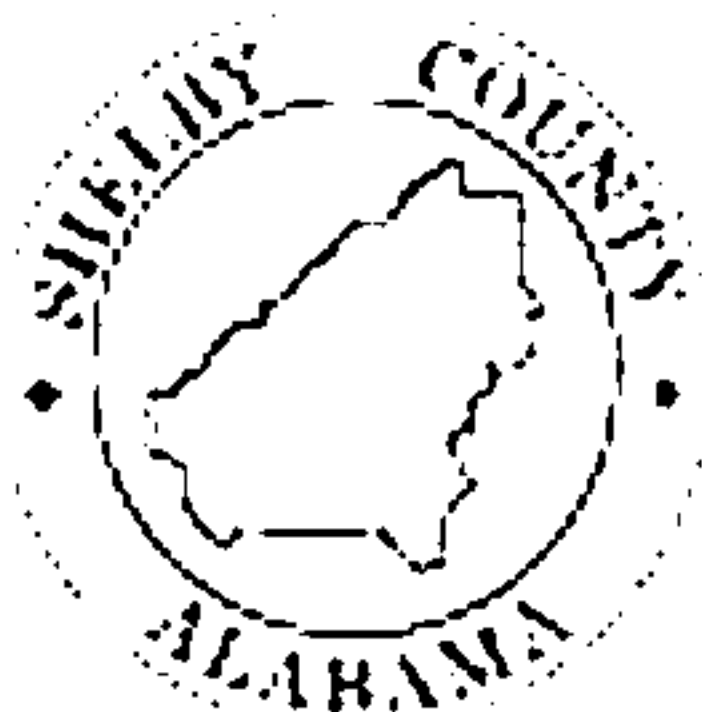
Exhibit 1

Begin at the SW corner of SE1/4 of the SW1/4 of Section 22, Township 20, Range 3 West; thence run East along South boundary of Section 22 660 feet, more or less, to West boundary of an old lane; thence turn an angle of 91 deg. 31 min, left and run in a Northerly direction along the west boundary of said land for 1860.71 feet to the SE corner of G.T. Kirpatrick and wife property; thence turn an angle of 97 deg. 16 min. 30 sec. left for 442.00 feet to point of beginning; thence continue on same line for 210 feet; thence turn 90 deg. left for 210 left; thence turn 90 deg, left for 210 feet; thence turn 90 deg. left for 210 feet to the point of beginning.

Subject to existing easements, rights-of-way, restrictions, limitations, if any, of record.

AND,

A parcel of land located in the Southwest 1/4 of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the NW corner of Lot 31 of Shannon Glen Subdivision as recorded in Map Book 7, Page 94 in the Office of the Judge of Probate of Shelby County, Alabama; thence in an Easterly direction along the North line of said Shannon Glen Subdivision a distance of 687.69 feet to the NE corner of Lot 36 of said Shannon Glen Subdivision; thence 94 deg. 40 min. 30 sec. left in a Northwesterly direction a distance of 272.03 feet; thence 00 deg. 14 min. left in a Northwesterly direction a distance of 138.95 feet to the point of beginning; thence continue along last described course a distance of 237.0 feet; thence 91 deg. 51 min. left in a Southwesterly direction a distance of 214.65 feet; thence 90 deg. left in a Southeasterly direction of 210.0 feet; thence 90 deg. right in a Southwesterly direction a distance of 210.0 feet; thence 90 deg. right in a Northwesterly direction a distance 210.0 feet; thence 90 deg. left in a Southwesterly direction a distance of 210.96 feet; thence 83 deg. 01 min. 30 sec. left in a Southerly direction a distance of 237.0 feet; thence 96 deg. 49 min. 58 sec. left in a Northeasterly direction a distance of 656.74 feet to the point of beginning. Said parcel contains 2.49 acres.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/24/2023 08:05:03 AM
\$170.50 JOANN
20230124000019010

Allen S. Bayl