

This Instrument was Prepared by:

Send Tax Notice To: Jebeles Properties, LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-22-28848

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Twenty Thousand Dollars and No Cents (\$120,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **The Estate of Annastacia Marie Merrell, Probate Case PR-2022-000129, in the Probate Office of Shelby County, Alabama**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jebeles Properties, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$120,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of January, 2023.

THE ESTATE OF ANNASTACIA MARIE MERRELL,
PROBATE CASE PR-2022-000129, IN THE
PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA

Kinsey Merrell Shirley personal representative
Kinsey Merrell Shirley
Personal Representative

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that The Estate of Annastacia Marie Merrell, Probate Case PR-2022-000129, in the Probate Office of Shelby County, Alabama, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of January, 2023.

April Clark
Notary Public, State of Alabama
April Clark
My Commission Expires: September 01, 2024

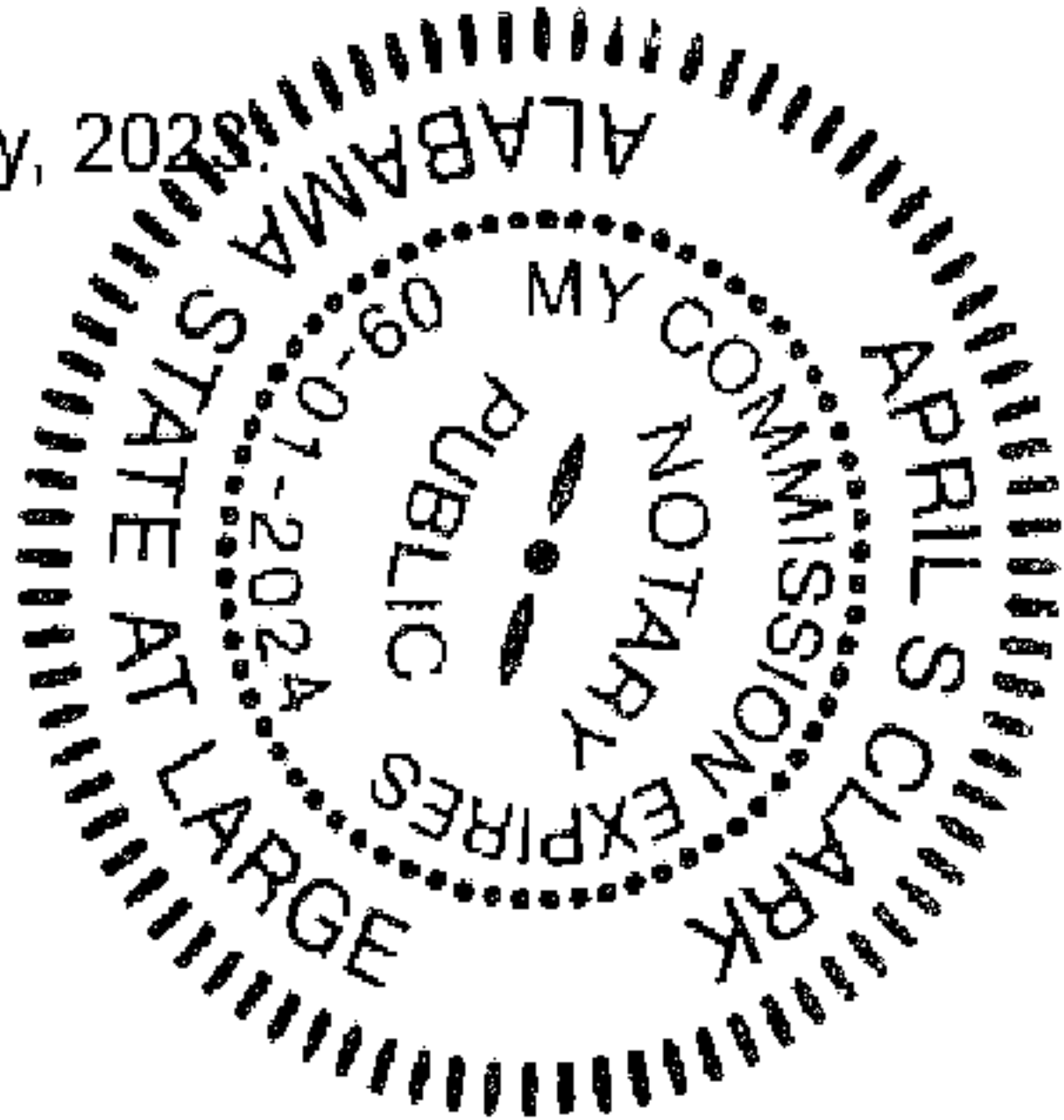


EXHIBIT "A"
LEGAL DESCRIPTION

Part of the NW 1/4 of NE 1/4, Section 1, Township 21 South, Range 1 East, described as follows:
Commence at the NE corner and run West along North line 498 feet; thence South 2 degrees 30 minutes East 221 feet for point of beginning; thence North 87 degrees 30 minutes East 391.8 feet to Wilsonville-Westover Road; thence South 14 degrees 10 minutes East along said road 235 feet; thence South 87 degrees 30 minutes West to a point which is South 2 degrees 30 minutes East of point of beginning; thence North 2 degrees 30 minutes West to Point of Beginning. Excepting highway right of way.

Also, commence at NW corner of NE 1/4 of NE 1/4, Section 1, Township 21 South, Range 1 East, and run Easterly along North line a distance of 934 feet to NE corner of Sam Kelley's lot, to point of beginning; thence continue Easterly 173.6 feet; thence turn angle to right and run 105 feet; thence turn angle to left and run 210 feet; thence turn angle to right and run 124 feet; thence turn angle to right and run 383.6 feet; thence turn angle to right and run 229 feet to point of beginning. Excepting right of way and excepting that portion of said lot lying East of the Wilsonville-Westover Highway right of way.

LESS AND EXCEPT that portion conveyed to Peggie T. Bartlett, by deed recorded in Instrument #: 20030630000408180, in Probate Office.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	The Estate of Anastacia Marie Merrell, Probate Case PR-2022-000129, in the Probate Office of Shelby County, Alabama	Grantee's Name	Jebeles Properties, LLC
Mailing Address		Mailing Address	226 Boron Dr. Oakley, AL 35043
Property Address	10231 N Main St. Wilsonville, AL 35186	Date of Sale	January 30, 2023
		Total Purchase Price	\$120,000.00
		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.

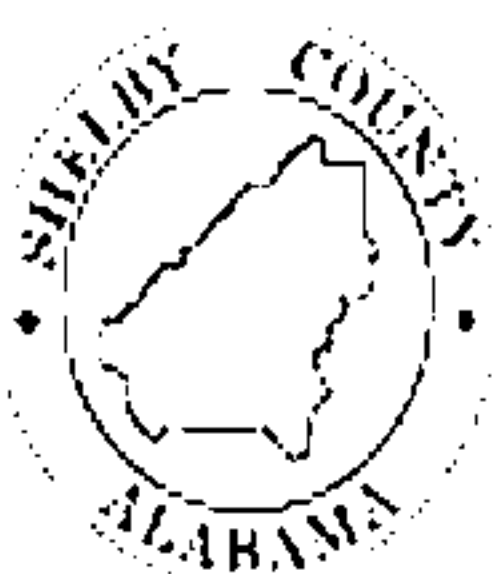
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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 January 30, 2023

Print The Estate of Anastacia Marie Merrell, Probate Case PR-2022-000129, in the Probate Office of Shelby County, Alabama



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
02/01/2023 12:14:51 PM
\$29.00 JOANN
20230201000026960

Kumsey unmerrell Shirley

Form RT-1

Allen S. Bayl