

**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



20230313000068420 1/3 \$62.50  
Shelby Cnty Judge of Probate, AL  
03/13/2023 12:22:51 PM FILED/CERT

Send Tax Notice to:

**Wanda Gaut Bundy**

1234 Hwy 7  
Wilsonville, AL  
35186

**WARRANTY DEED**

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THIRTY-FOUR THOUSAND FIVE HUNDRED DOLLARS AND ZERO CENTS (\$34,500.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I, **Jonathan Adam Wills, a married man (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Wanda Gaut Bundy (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

*See attached Exhibit A-Legal Description*

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2019.
2. Easements, restrictions, rights of way, and permits of record.
3. Property constitutes no part of the homestead of the Grantor herein or her spouse.

**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 12<sup>th</sup> day of April, 2019.

Jonathan Adam Wills  
**Jonathan Adam Wills**

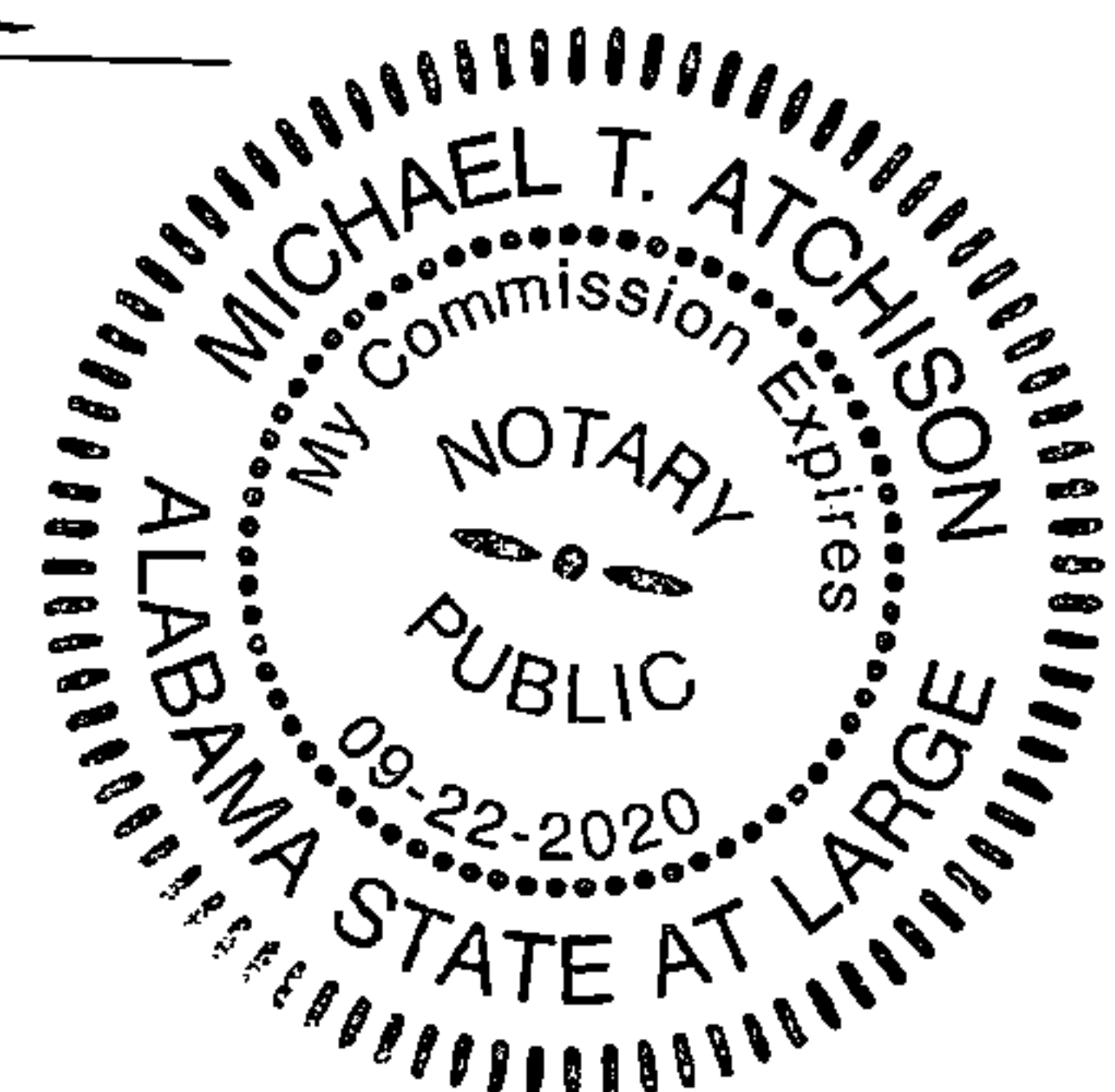
Shelby County, AL 03/13/2023  
State of Alabama  
Deed Tax: \$34.50

STATE OF ALABAMA)  
COUNTY OF SHELBY)

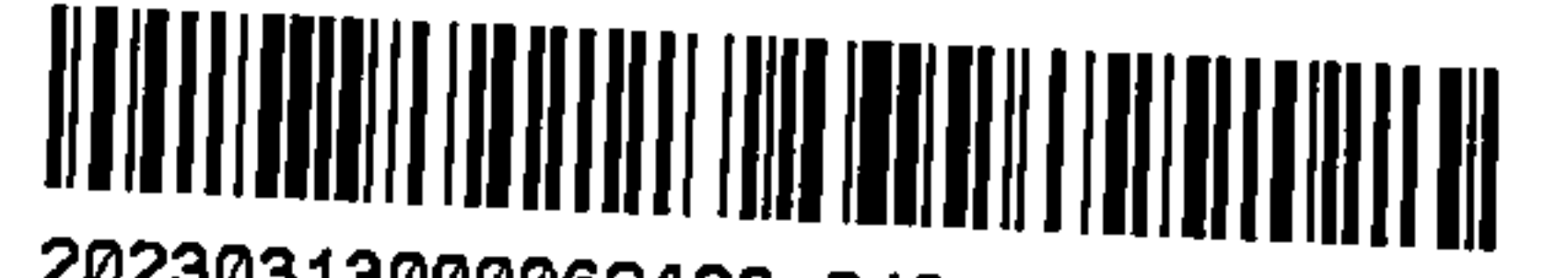
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jonathan Adam Wills**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12<sup>th</sup> day of April, 2019.

Michael T. Atchison  
Notary Public  
My Commission Expires:



**EXHIBIT A - LEGAL DESCRIPTION**



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Commence at the NW Corner of the NE 1/4 of the NW 1/4 of Section 15, Township 21 South, Range 1 East, Shelby County, Alabama; thence S00°35'23"E for a distance of 32.84' to the POINT OF BEGINNING; thence continue S00°35'23"E for a distance of 642.59'; thence S89°18'38"E for a distance of 676.11'; thence N00°32'23"W for a distance of 644.82'; thence N89°30'02"W for a distance of 676.63' to the POINT OF BEGINNING.

ALSO AND INCLUDING a 22' Wide Ingress/Egress and Utility Easement, lying 11' either side of and parallel to the following described centerline:

Commence at the SE Corner of the NE 1/4 of the NW 1/4 of Section 15, Township 21 South, Range 1 East, Shelby County, Alabama; thence N00°15'31"W for a distance of 1282.50' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N89°30'02"W for a distance of 676.57' to the POINT OF ENDING OF SAID CENTERLINE.

ALSO AND INCLUDING an existing 22' Ingress/Egress & Utility Easement, as recorded in Inst. #20151012000355590, in the Office of the Judge of Probate of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Jonathan Adam Wilk
Mailing Address 75 Red Bird Dr
Stevett, AL 35147

Grantee's Name Wanda Gail Bonny
Mailing Address 1234 Hwy 7
Wilsonville AL 35186

Property Address Acery 152112

Date of Sale 12 Apr 2019
Total Purchase Price \$ 34,500.00
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
Sales Contract
Closing Statement

Appraisal
Other



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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 Apr 2019

Print Jonathan Adam Wilk

Unattested (verified by)

Sign Jonathan Adam Wilk (Grantor/Grantee/Owner/Agent) circle one