

20230403000092570
04/03/2023 02:17:59 PM
DEEDS 1/3

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:

Rodney Brown
104 Kent Hill Cir
Alabaster AL 36007

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FORTY THREE THOUSAND DOLLARS AND ZERO CENTS (\$43,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Barbara Wilson, a single woman** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Rodney Brown** (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, 2023.
2. Easements, restrictions, rights of way, and permits of record.

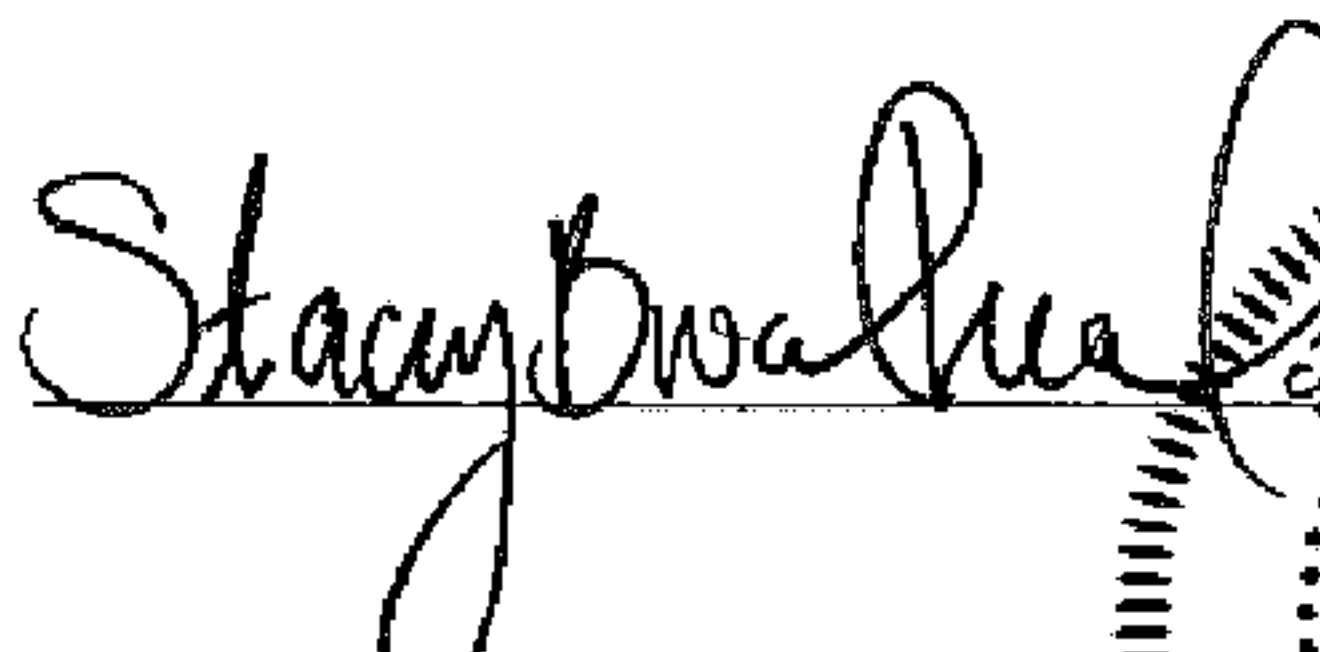
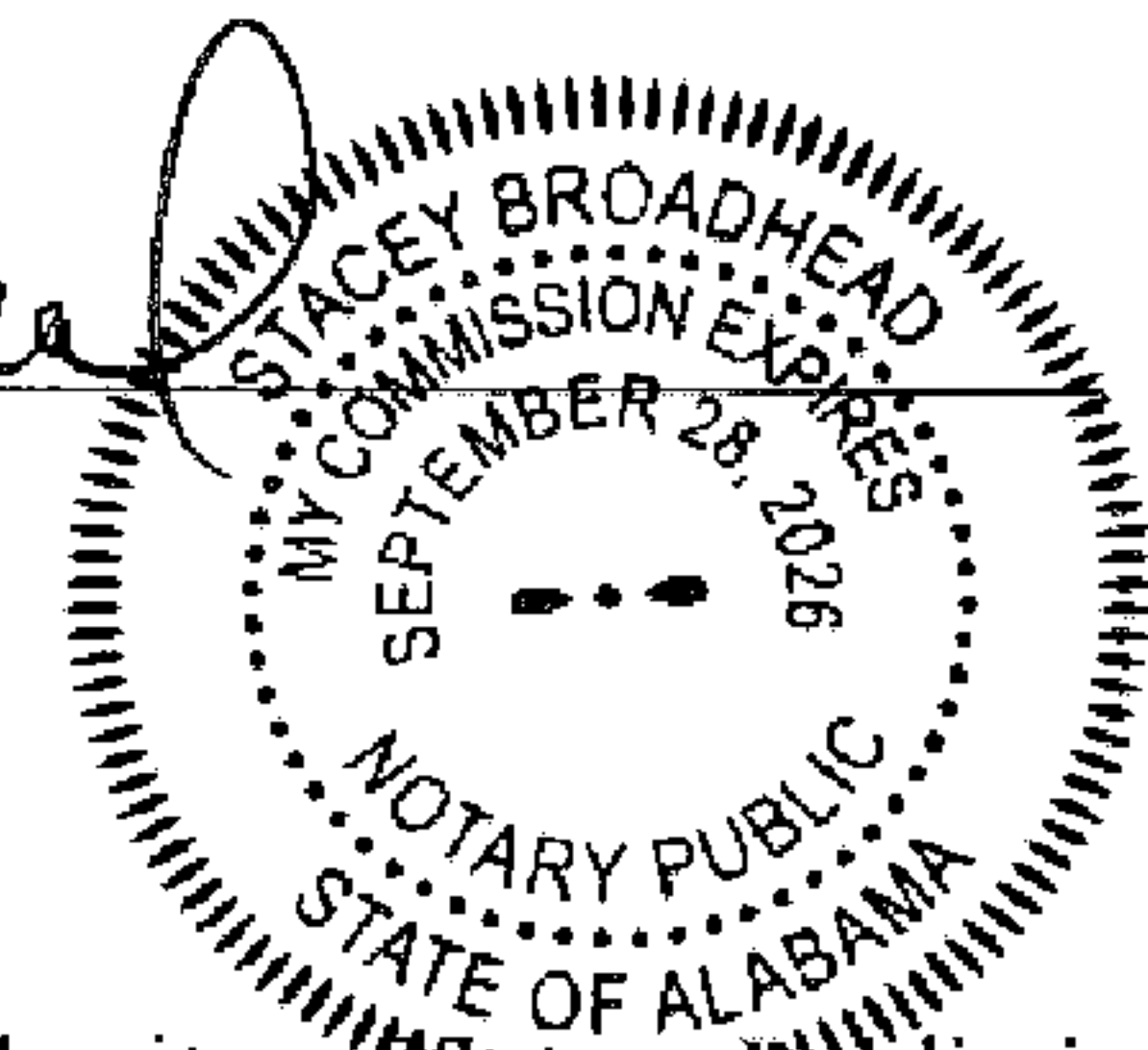
The grantor herein reserves a Life Estate in and to the property described herein.

Jimmy Wilson, the other grantee in Deed Book 309, Page 145, is deceased, having died 8/27/07.


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 22 day of March 2023.

STATE OF ALABAMA)
COUNTY OF SHELBY)


Barbara Wilson

I, the undersigned authority, a ~~Notary~~ **Notary Public** in and for said County, in said State, hereby certify that **Barbara Wilson**, 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.

Exhibit "A" – Legal Description

1. parcel of land located in the Southwest Quarter of the Northwest Quarter of Section 1, Township 21 South, Range 3 West, Shelby County, Alabama, and more particularly described as follows: Commence at an iron corner on the North boundary of a public road, said corner being 210 feet East and 210 feet South of the Northwest corner of said Southwest Quarter of the Northwest Quarter; thence run North 10 degrees East 105 feet to the point of beginning; thence continue on the same line 105 feet; thence run South 80 degrees East 105 feet; thence run South 10degrees West 105 feet; thence run North 80 degrees West 105 feet to the point of beginning. Also a roadway 25 feet in width running North 10 degrees East 105 feet to the parcel described herein from the existing public road.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/03/2023 02:17:59 PM
 \$71.00 PAYGE
 20230403000092570

Allen S. 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 Barbara Wilson
 Mailing Address 104 KENT HILL CIR
ALABASTER AL
36007

Grantee's Name Rodney Brown
 Mailing Address 104 KENT HILL CIR
ALABASTER, AL
36007

Property Address ALABASTER AL
35007

Date of Sale 3-22-23
 Total Purchase Price \$ 43,000.00
 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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 3-22-23

Print Mike T. Atchison

Unattested

Sign

Mike T. Atchison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1