

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

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Shelia Shaw Grayson
15180 Hwy 42
Shelby AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FORTY EIGHT THOUSAND AND NO/00 DOLLARS (\$48,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Shelia Shaw Grayson, a single woman (herein referred to as Grantor)** grant, bargain, sell and convey unto **Shelia Shaw Grayson, Terry Kelley and Christy Kelley, as joint tenants with right of survivorship (herein referred to as Grantees)**, 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.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 15th day of May 2023.

Shelia Shaw Grayson

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Shelia Shaw Grayson**, 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 15th day of May 2023.

April Clark
Notary Public
My Commission Expires: 9-1-2024

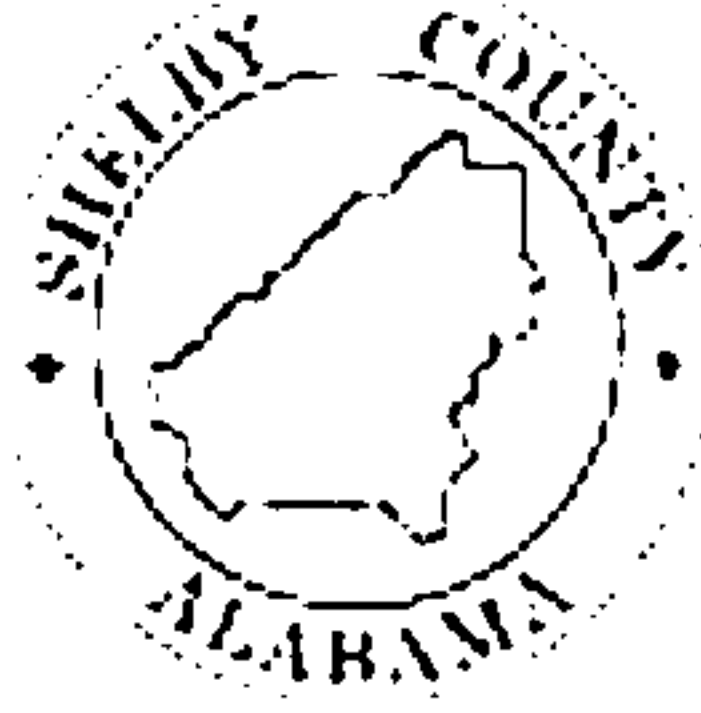


EXHIBIT A – LEGAL DESCRIPTION

A parcel of land located in the SE 1/4 of Section 15, Township 22 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SE corner of the above mentioned 1/4-1/4; thence North 00 degrees 00 minutes 00 seconds East, a distance of 1293.55 feet to a point, said point lying on the Southerly right of way line of County Highway #42 (80 foot right of way), said point also being the beginning of a non-tangent curve to the left having a radius of 5689.58 feet, a central angle of 00 degrees 48 minutes 27 seconds and subtended by a chord which bears North 86 degrees 11 minutes 18 seconds West and a chord distance of 80.18 feet; thence along the arc of said curve and said right of way line a distance of 80.18 feet to the point of beginning, said point also being the beginning of a non-tangent curve to the left having a radius of 5689.58 feet, a central angle of 01 degrees 37 minutes 16 seconds and subtended by a chord which bears North 87 degrees 24 minutes 29 seconds West and a chord bearing of 160.98 feet; thence along the arc of said right of way line a distance of 160.98 feet; thence North 88 degrees 11 minutes 06 seconds West and along said right of way line a distance of 297.29 feet; thence South 08 degrees 06 minutes 46 minutes East and leaving said right of way line a distance of 235.66 feet; thence North 83 degrees 06 minutes 36 seconds East a distance of 427.79 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 165.28 feet to the point of beginning.

Being situated in Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/03/2023 09:59:16 AM
 \$77.00 PAYGE
 20230503000130400

Allen S. Beyle

Real Estate Sales Validation Form

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

Grantor's Name Shelia Shaw Grayson
 Mailing Address 15180 Hwy 42
Shelby AL 35143

Grantee's Name Shelia Shaw Grayson
 Mailing Address 15180 Hwy 42
Shelby AL 35143

Property Address 15180 Hwy 42
Shelby AL 35143

Date of Sale 5-1-23
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 48,000.00

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. Atchison

Unattested _____

Sign Mike T. Atchison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one