

**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:*  
**Christina Ann Edmonson**

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **SIXTY FOUR THOUSAND DOLLAR AND ZERO CENTS (\$64,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Judy Ann Walker, a single woman (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Christina Ann Edmonson (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.

**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 13<sup>th</sup> day of June 2023.

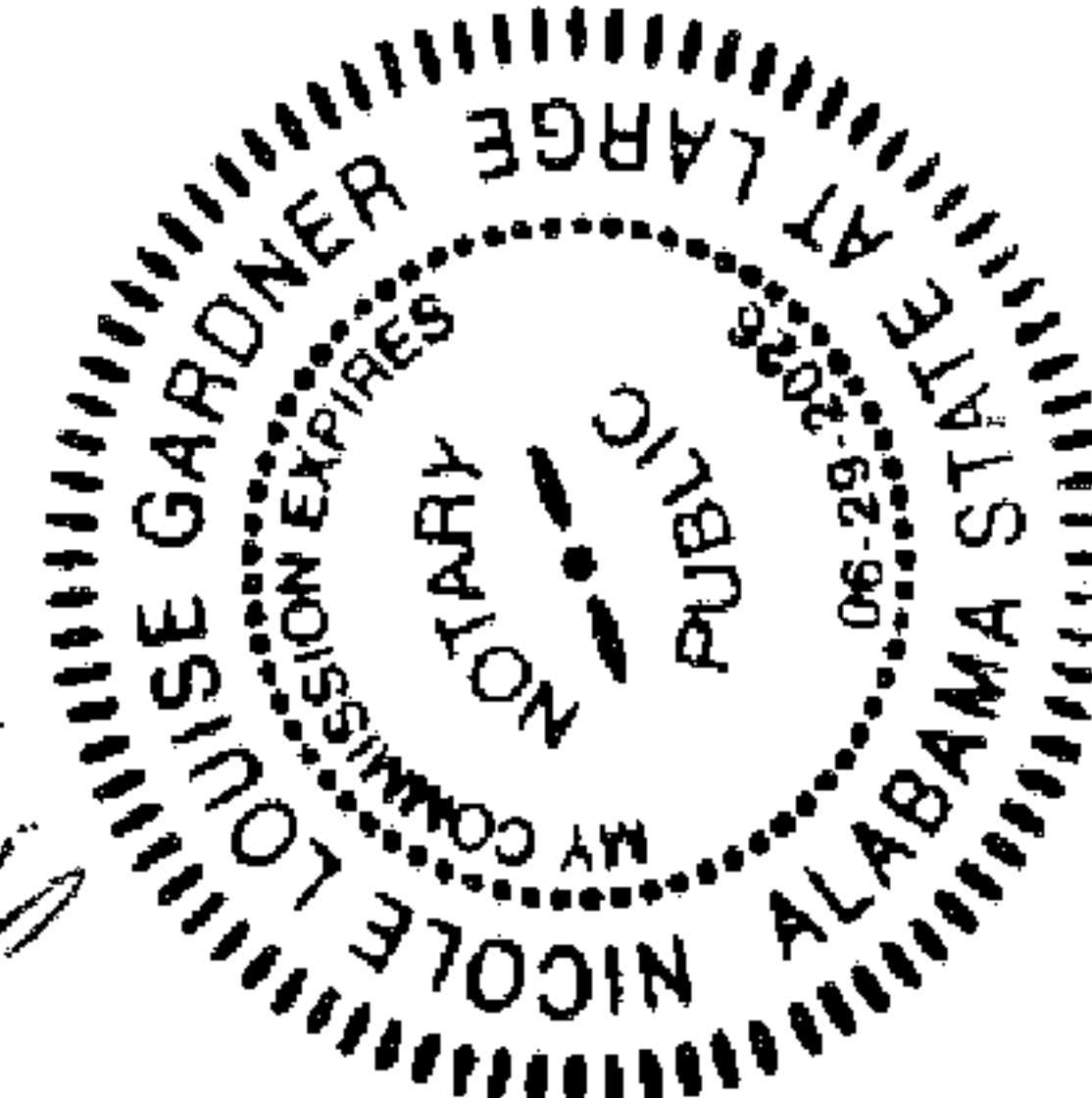
\_\_\_\_\_  
*Judy Ann Walker*  
**Judy Ann Walker**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Judy Ann Walker** 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, his executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13<sup>th</sup> day of June 2023.

*Nicole Louise Gardner*  
\_\_\_\_\_  
Notary Public  
My Commission Expires 6-29-24



**EXHIBIT A**  
**LEGAL DESCRIPTION**

A part of Lot No. 94, according to W.J. Horsley's map of the town of Columbiana, more particularly described as follows: Commencing at the intersection of the West boundary of Thompson Street and the South boundary of a narrow street or alley running west from Thompson Street and bordering on the South side of the lot which was formerly known as the L.C. Taylor lot, and run thence Southerly along the West margin of Thompson Street 200 feet, more or less, to the point of beginning of the lot herein described and conveyed, which said point is the Northeast corner of the Robert Ray lot; from said beginning point run thence West along the North boundary of said Robert Ray lot 200 feet; thence run North and parallel with said Thompson Street 80 feet; thence run East and parallel with the North boundary of said Robert Ray lot 200 feet to the West margin of Thompson Street; thence South along the West margin of Thompson Street 80 feet to the point of beginning.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/13/2023 02:48:12 PM  
\$92.00 PAYGE  
20230613000177760

*Allen S. Byrd*

**Real Estate Sales Validation Form**

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

Grantor's Name Judy Ann Walker  
Mailing Address 2186 Money Rd

Grantee's Name Christianna Ann Edmondson  
Mailing Address 216 Thompson St  
Columbiana

Property Address 216 Thompson St  
Columbiana AL 35037

Date of Sale 6-13-23  
Total Purchase Price \$ \_\_\_\_\_  
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 1/2 Tax value 9164000

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 6-13-23

Print Judy Ann Walker

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Judy Ann Walker

Form RT-1