



20230626000188200 1/4 \$186.50
Shelby Cnty Judge of Probate, AL
06/26/2023 09:24:49 AM FILED/CERT

This instrument was prepared by:

ELLIS, HEAD, OWENS, JUSTICE & ARNOLD
113 N. Main Street
P. O. Box 587
Columbiana, Alabama 35051

LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

Send Tax Notice to:
Anne Eloise Barton
2450 Cahaba Valley Road
Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and 00/100 Dollar (\$1.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, I, Annie Eloise Barton, a widower (herein referred to as Grantor), do grant, bargain, sell and convey unto Annie Eloise Barton and Karen Ann Barton (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Grantor is the surviving grantee named in deeds, recorded at Instrument #1994-16416. The other grantee, Jesse Davis Barton, Jr, died on February 24, 2010, while married to Grantor. The address of the property is 2450 Cahaba Valley Road, Pelham, AL 35124.



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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, upon the death of one of them, then to the survivors as joint tenants with the right of survivorship.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22 day of

June, 2023.

Annie Eloise Barton

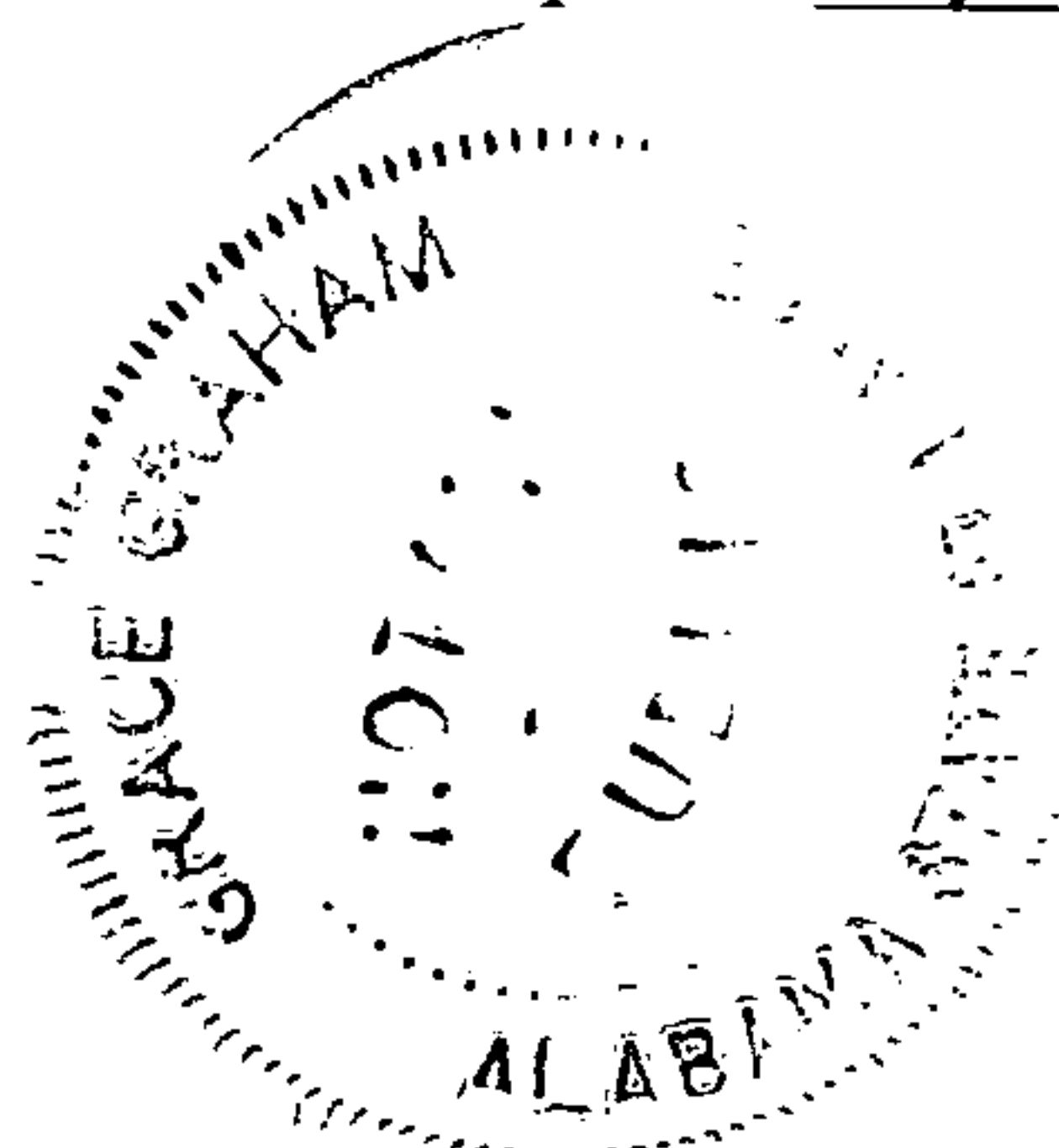
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Annie Eloise Barton, an unmarried woman, 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 22 day of June, 2023.

Notary Public

My Commission Expires: 8/30/23





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EXHIBIT A

Shelby County, Alabama to-wit:

A parcel of land containing 2.41 acres, more or less, located in the SW $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the NW corner of the SW $\frac{1}{4}$ of said Section 28; thence run South along the West section line a distance of 1354.34 feet to the centerline of Alabama Highway #119; thence turn left 79°09'30" a distance of 58.64 feet to the intersection of the Southeasterly right of way of said highway and the Easterly right of way of Indian Trail; thence turn left 43°00'33" along said Highway #119 a distance of 1337.97 feet; thence turn right 89°15'57" a distance of 486.17 feet to the point of beginning; thence turn left 06°12'00" a distance of 151.28 feet; thence turn right 02°35'00" a distance of 292.64 feet to the centerline of Cahaba Valley Creek; thence turn right 132°40'00" along said centerline a distance of 211.92 feet; thence turn left 30°14'45" along said centerline a distance of 37.84 feet; thence turn left 31°25'21" along said centerline a distance of 127.59 feet; thence turn right 113°07'36" a distance of 353.61 feet; thence turn right 90°00'00" a distance of 284.57 feet to the point of beginning.

ALSO, a 30 foot easement, between the above described parcel and highway #119, 15 feet on each side of the following described centerline; Commence at the most Northerly corner of the above described parcel; thence run Southwesterly along the North line of said parcel a distance of 15 feet to the point of beginning of said centerline; thence turn right 90 deg.00 min. 00 sec. a distance of 486.36 feet to the southeasterly right of way of said highway #119.

Real Estate Sales Validation Form

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

Grantor's Name Annie Eloise Barton

Mailing Address 2450 Cahaba Valley Road

Pelham, AL 35124

Grantee's Name Annie Eloise Barton and

Karen Ann Barton

Mailing Address 2450 Cahaba Valley Road

Pelham, AL 35124

Property Address 2450 Cahaba Valley Road

Pelham, AL 35124

Date of Sale 6/22/2023

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 155,325

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 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 6-22-23

Print Grace Graham

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1