



20230713000209550 1/3 \$170.50
Shelby Cnty Judge of Probate, AL
07/13/2023 12:50:45 PM FILED/CERT

This instrument was prepared by:
Stella Tipton, Esq.
Oak Mountain Law, LLC
2363 Lakeside Dr. Birmingham, AL. 35244

Send Tax Notice to:
Brenda Johnson Garrett
P.O. Box 133
Chelsea, AL 35043

**TITLE NOT EXAMINED BY PREPARER
LEGAL DESCRIPTION FURNISHED BY GRANTOR**

GENERAL WARRANTY DEED (JWROS)

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **KNOW ALL PERSONS BY THESE PRESENTS:**

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I **BRENDA JOHNSON GARRETT**, an unmarried woman, (hereinafter referred to as "Grantor"), do, grant, bargain, sell and convey unto **BRENDA JOHNSON GARRETT, JUDY C. AUTRY, and AMANDA HILEMAN** (herein referred as "Grantees"), for and during their joint lives and upon the death of either of them to the survivor of them in fee simple, all their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

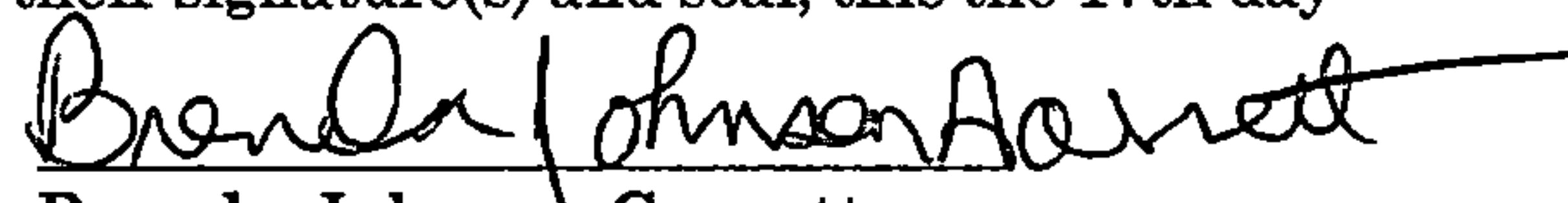
See Exhibit A attached hereto, to become part hereof, as if fully set out herein.

Subject to: Taxes due, covenants, restrictions, easements, liens, right of ways, encumbrances and mineral and mining rights of record.

TO HAVE AND TO HOLD unto the said Grantees, for and during their joint lives, and upon the death of either of them then to the survivor of them, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

The Grantor does, for herself and for her heirs, executors and administrators, covenant with the said Grantees and their heirs, assigns and successors, that Grantor are lawfully seized in fee simple of said real property, and that aforesaid property is free from all encumbrances except as shown above; that Grantor have a good right to sell and convey the same as aforesaid; and that Grantor and her heirs, executors, administrators, assigns and successors warrant and defend the same to the said Grantees, their heirs, executors, successors and assigns forever, against the lawful claims of all persons.

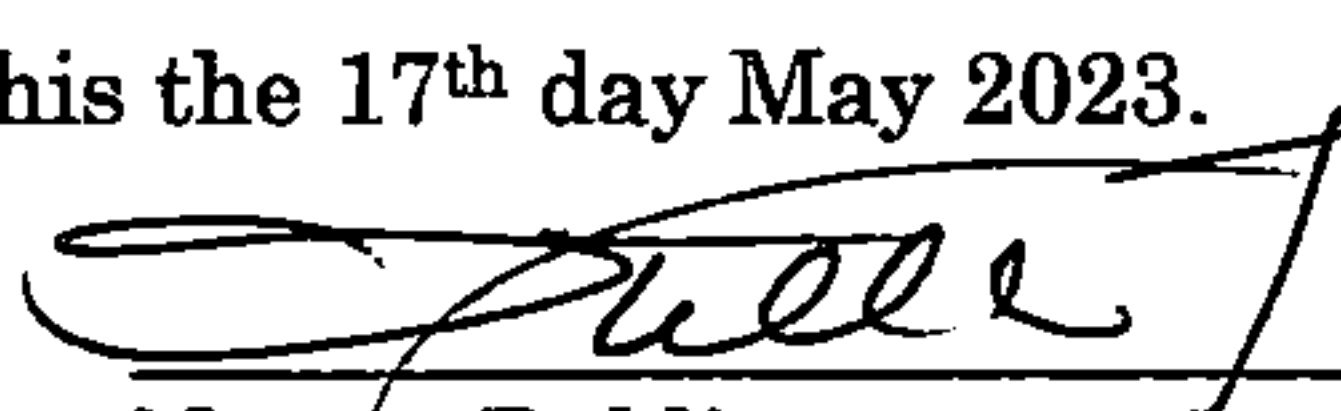
IN WITNESS WHEREOF, the said Grantor have hereto set their signature(s) and seal, this the 17th day of May 2023.

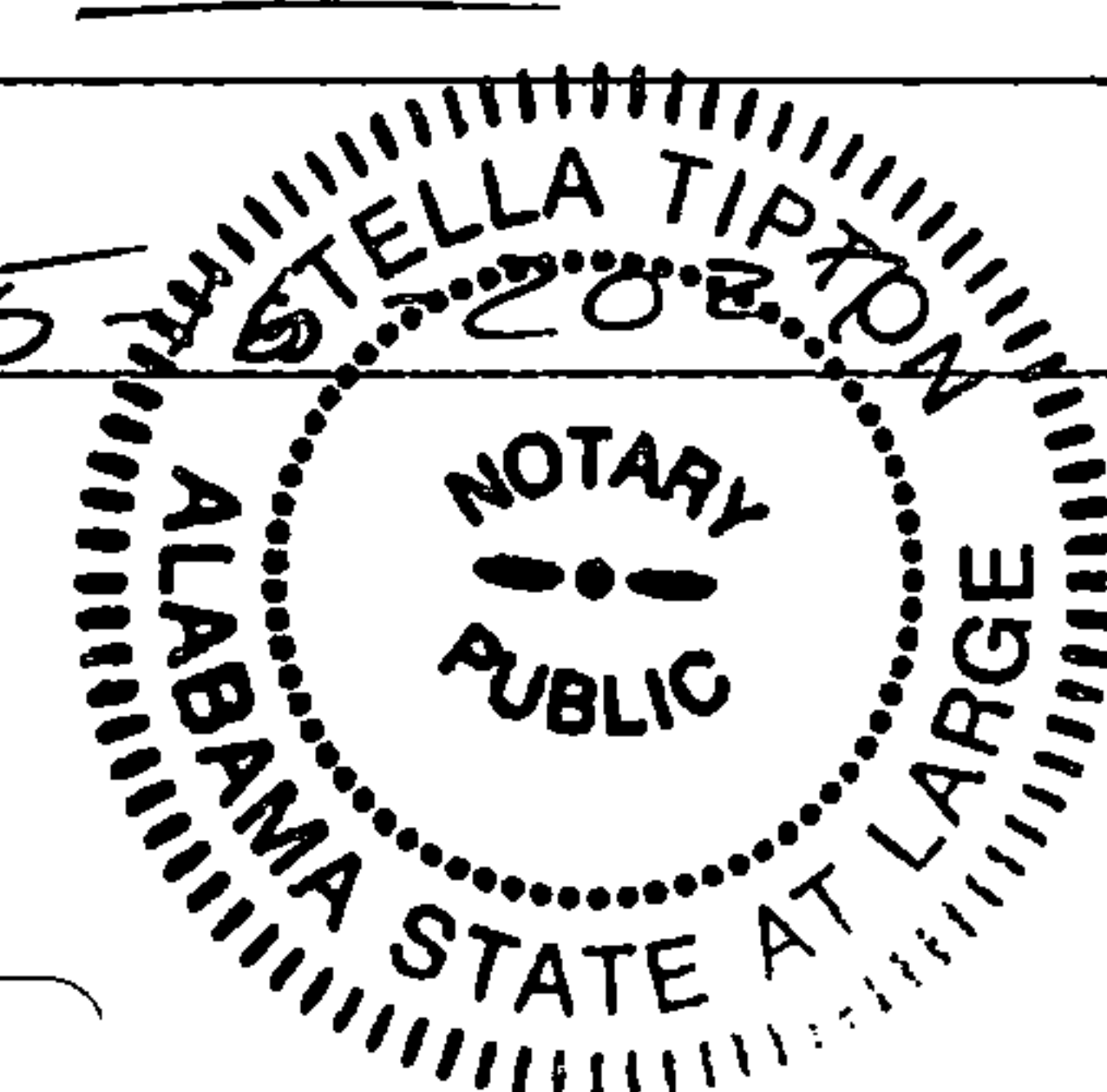

Brenda Johnson Garrett

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **BRENDA JOHNSON GARRETT** 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 the 17th day May 2023.


Notary Public
My Commission Expires: 5-20-24



Shelby County, AL 07/13/2023
State of Alabama
Deed Tax: \$141.50

EXHIBIT A



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THAT PART OF THE E 1/2 OF THE NW 1/4 OF NE 1/4 OF SECTION 25, TOWNSHIP 19, RANGE 1 W, DESCRIBED AS FOLLOWS: BEGIN WHERE THE EAST LINE OF SAID 40 A, CROSSED THE SOUTH MARGIN OF FLORIDA SHORT ROUTE HIGHWAY RIGHT OF WAY AND RUN WEST 2.72 FT. FOR A BEGINNING POINT, THEN RUN SOUTH 420 FT. THENCE WEST 30 FT. THENCE NORTH 420 FT., THENCE EAST 30 FEET TO POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

ALSO

BEGIN AT SW CORNER OF THE NE 1/4 OF NE 1/4, SECTION 25, TOWNSHIP 19S, RANGE 1 WEST; THENCE EAST 710 FEET TO BRANCH, THENCE NW ALONG SAID BRANCH TO INTERSECTION OF U. S. HIGHWAY NO. 91; THENCE IN A WESTERLY DIRECTION ALONG SOUTH RIGHT OF WAY OF SAID HIGHWAY 93 FEET; THENCE SOUTH 734 FEET TO STARTING POINT. ALSO BEGINNING AT THE INTERSECTION OF WEST BOUNDARY LINE OF NE 1/4 OF NE 1/4, SECTION 25, TOWNSHIP 19S, RANGE 1 WEST WITH THE SOUTH RIGHT OF WAY OF U. S. HIGHWAY NO. 91; THENCE IN A WESTERLY DIRECTION 62 FEET; THENCE SOUTH 516 FEET; THENCE IN AN EASTERLY DIRECTION 62 FEET; THENCE NORTH 516 FEET TO STARTING POINT. SITUATED IN NW 1/4 OF NE 1/4, SECTION 25, TOWNSHIP 19S, RANGE 1W.

ALSO

THAT CERTAIN PARCEL OF LAND, BEING A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 19, RANGE 1 WEST, DESCRIBED AS COMMENCING AT A POINT WHERE THE SOUTH RIGHT OF WAY LINE OF THE FLORIDA SHORT ROUTE HIGHWAY INTERSECTS THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25, AND RUN IN A WESTERLY DIRECTION ALONG THE SOUTH RIGHT OF WAY LINE OF SAID FLORIDA SHORT ROUTE HIGHWAY FOR A DISTANCE OF 167 FEET TO THE POINT OF BEGINNING OF THE LOT HEREIN DESCRIBED AND CONVEYED; RUN THENCE SOUTH 420 FEET; RUN THENCE WEST 105 FEET; RUN THENCE NORTH 420 FEET; MORE OR LESS, TO THE SOUTH RIGHT OF WAY LINE OF SAID HIGHWAY; RUN THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTH RIGHT OF WAY LINE OF SAID FLORIDA SHORT ROUTE HIGHWAY FOR A DISTANCE OF 105 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

BREND A Garrett
P.O. Box 133
Chelsea, AL 35043

Grantee's Name
Mailing Address

BREND A Garrett, Judy C. Autry
+ Amanda H. Homan
c/o P.O. Box 133
Chelsea, AL 35043

Property Address

7605 Old Hwy 200
Sterrett, AL 35147

Date of Sale

5/17/2023

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

141,333.00 2/3/23



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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 _____

Print _____

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one