



20230713000209560 1/3 \$36.50  
Shelby Cnty Judge of Probate, AL  
07/13/2023 12:50:46 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                    )  
  )       **KNOW ALL PERSONS BY THESE PRESENTS:**  
COUNTY OF SHELBY                )

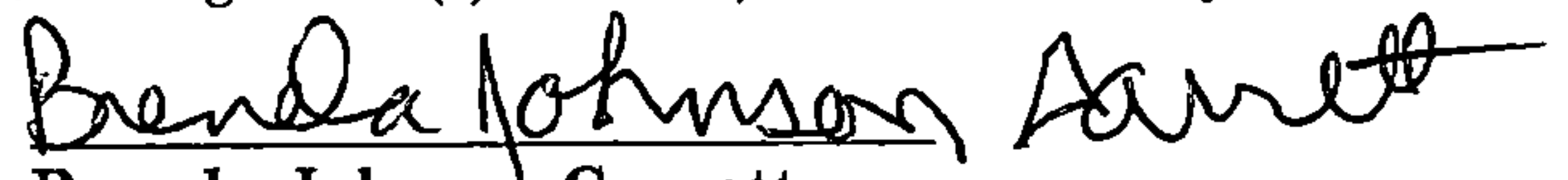
That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I **BRENDA JOHNSON GARRETT**, an unmarried woman, (hereinafter referred to as "Grantor"), do, grant, bargain, sell and convey unto **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

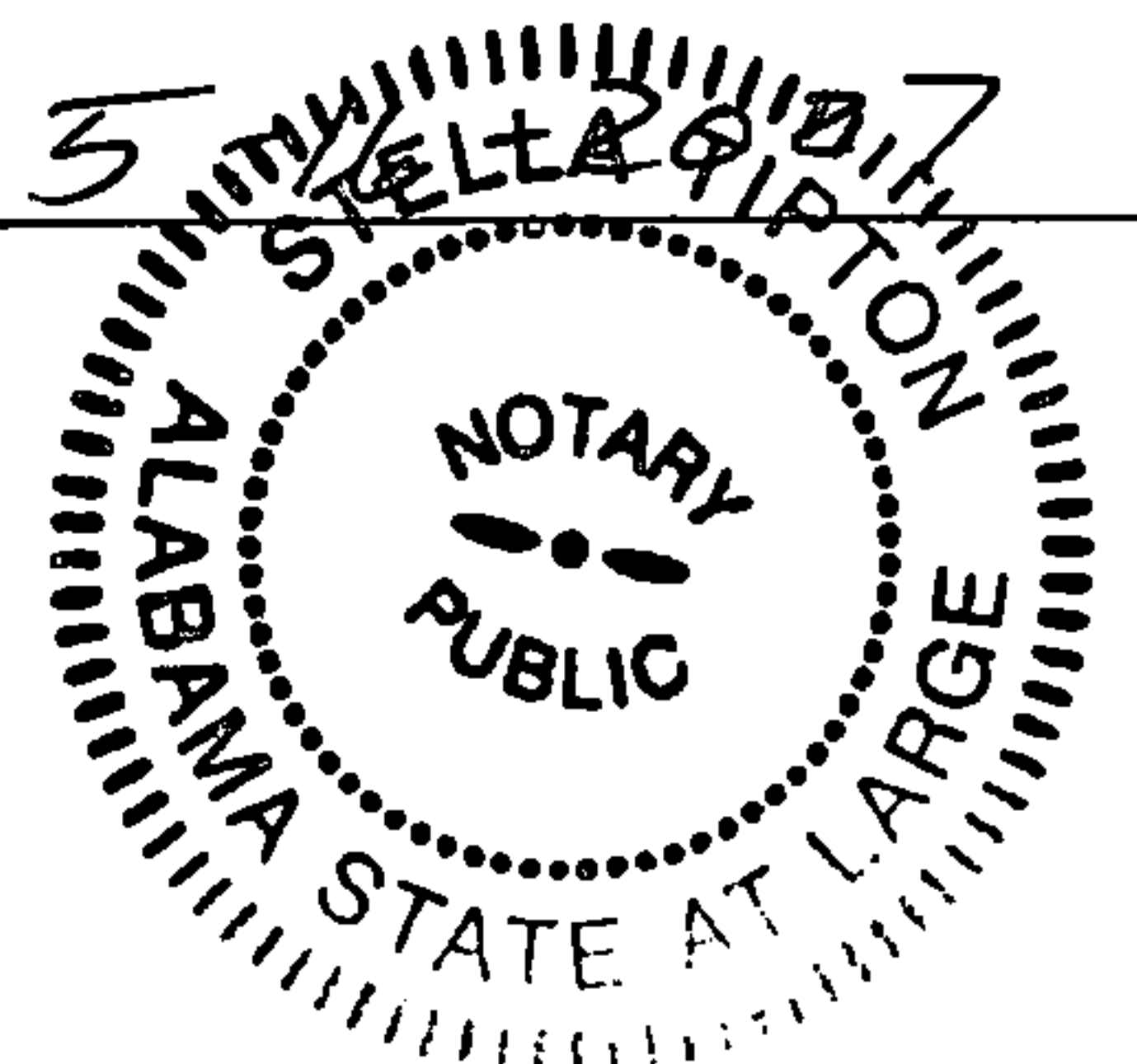
STATE OF ALABAMA)  
COUNTY OF SHELBY)

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 17<sup>th</sup> day May 2023.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 5/17/2027



Shelby County, AL 07/13/2023  
State of Alabama  
Deed Tax: \$7.50

## EXHIBIT "A"



20230713000209560 2/3 \$36.50  
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A part of the E 1/2 of the NW 1/4 of the NE 1/4 of Section 25, Township 19, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at a point where the South right-of-way line of the Florida Short Route Highway intersects the East line of said 1/4 - 1/4 Section; run thence in a Westerly direction along the right-of-way of said Florida Short Route Highway a distance of 305 feet to a point; thence run South 80 feet to the point of beginning of the lot herein conveyed; thence continue South 90 feet; East 100 ft.; North 90 ft. and West 100 ft. to the point of beginning.



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

**Grantee's Name**  
**Mailing Address**

## Property Address

**Date of Sale**

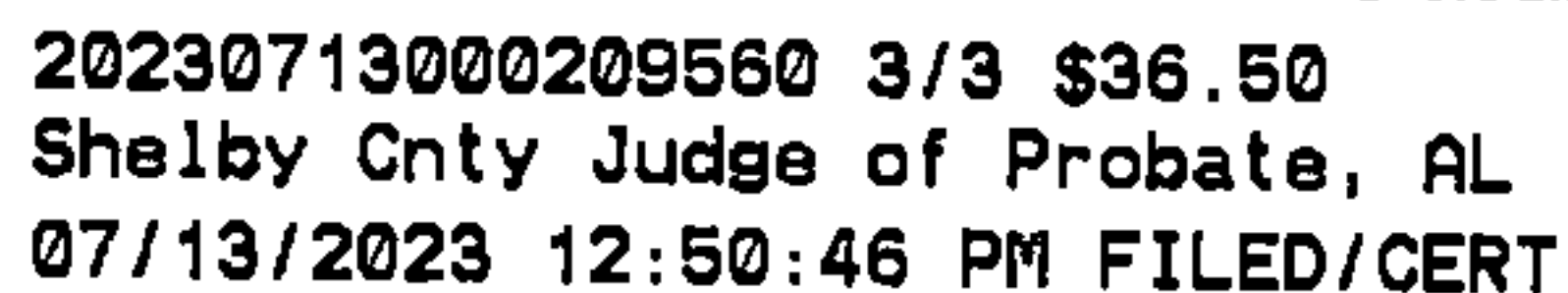
**Total Purchase Price \$**

or

## Actual Value

**or**

## Assessor's Market Value



- ☐ Bill of Sale
- ☐ Sales Contract
- ☐ Closing Statement

☐ Appraisal  
☒ Other

## Instructions

Date \_\_\_\_\_

Print

## Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

## eForms

**Form RT-1**