

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:
Korey Barber
Lisa Marie Barber

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration SIX THOUSAND AND NO/00 DOLLARS (\$6,000.00), 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, *Peter Bradish, a single man, Patrice Bradish, a single woman and Pam Brady, a married woman (herein referred to as Grantor)* grant, bargain, sell and convey unto *Korey Barber and Lisa Marie Barber, 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:

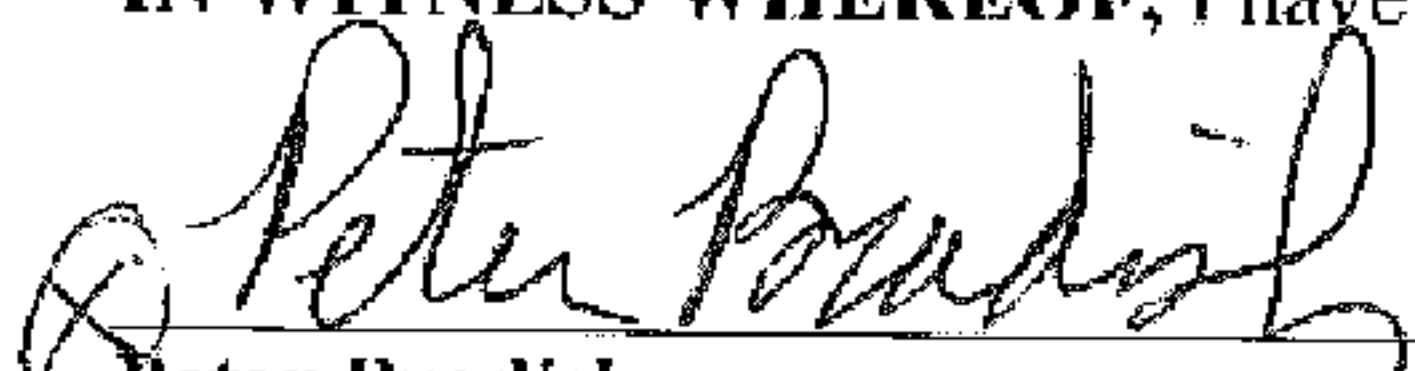
1. Ad valorem taxes due and payable October 1, 2023.
2. Easements, restrictions, rights of way, and permits of record.
- 3.

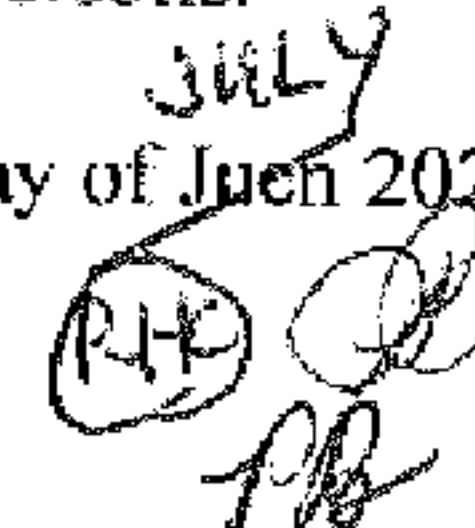
Peter Bradish and Peter Jeffrey Bradish are one in the same person.
No part of the homestead of the Grantors herein or spouse, if any.

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 7th day of JULY 2023.

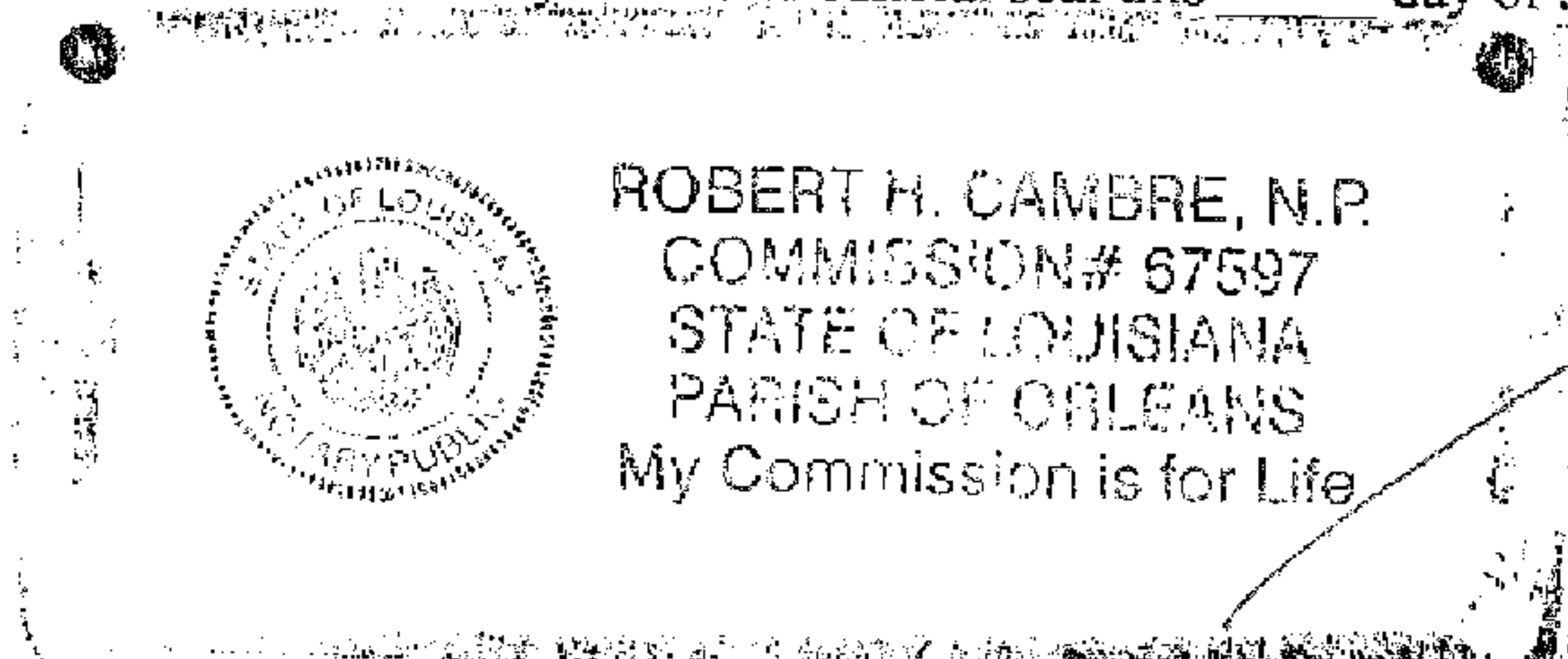

Peter Bradish



STATE OF Louisiana)
COUNTY OF Orleans)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Peter Bradish*, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of JULY 2023.





Notary Public
My Commission Expires: at my Death

EXHIBIT A - LEGAL DESCRIPTION

Commence at the Northeast corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 25, Township 20 South, Range 1 East, being point of beginning and being an iron pin found in place and being in accordance with a survey by Frank Wheeler dated November 2, 1977; thence proceed in a Southerly direction along the East boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 297.43 feet to a point, being a point on the Northeast R.O.W. line of County Highway #61; thence proceed in a Northwesterly direction along the said Northeast R.O.W. line of said County Highway #61, being in a 2 degree 32 minutes 40 seconds curve to the right for an arc distance of 428.52 feet to a point, being a point on the North boundary line of aforementioned SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 25; thence proceed in an Easterly direction along said North boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 319.25 feet to the point of beginning. Said parcel of land is lying in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 25, Township 20 South, Range 1 East, and contains 1.10 acres, more or less.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/01/2023 08:04:19 AM
 \$34.00 PAYGE
 20230801000229810

Alex S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	<u>Peter Bradish</u>	Grantee's Name	<u>Korey Barber</u>
Mailing Address	<u>3331 Esplanade Ave APTC.</u> <u>New Orleans, LA</u> <u>70119</u>	Mailing Address	<u>130 Greenwood Dr</u> <u>Wilsonville AL</u> <u>35186</u>
Property Address	<u>Greenwood Dr.</u> <u>Wilsonville, AL</u> <u>35186</u>	Date of Sale	<u>July 7, 2023</u>
		Total Purchase Price \$	<u>10,000.00</u>
		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

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 7-7-23

Print

Sign

Mike J. Atkinson

Mike J. Atkinson

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1