



20230927000288700 1/3 \$53.00
Shelby Cnty Judge of Probate, AL
09/27/2023 08:54:20 AM FILED/CERT

This instrument was prepared by:
Ellis, Head, Owens, Justice & Arnold
P O Box 587
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Twenty Five Thousand and NO/00 Dollars.....(\$25,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Jared Tyler Pearson, married, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Wayne Yukon Shiflett (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to 2023 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

This property constitutes no part of the homestead of Grantor or his respective spouse.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

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 26 day of September, 2023.

Jared Tyler Pearson

STATE OF ALABAMA
COUNTY OF SHELBY

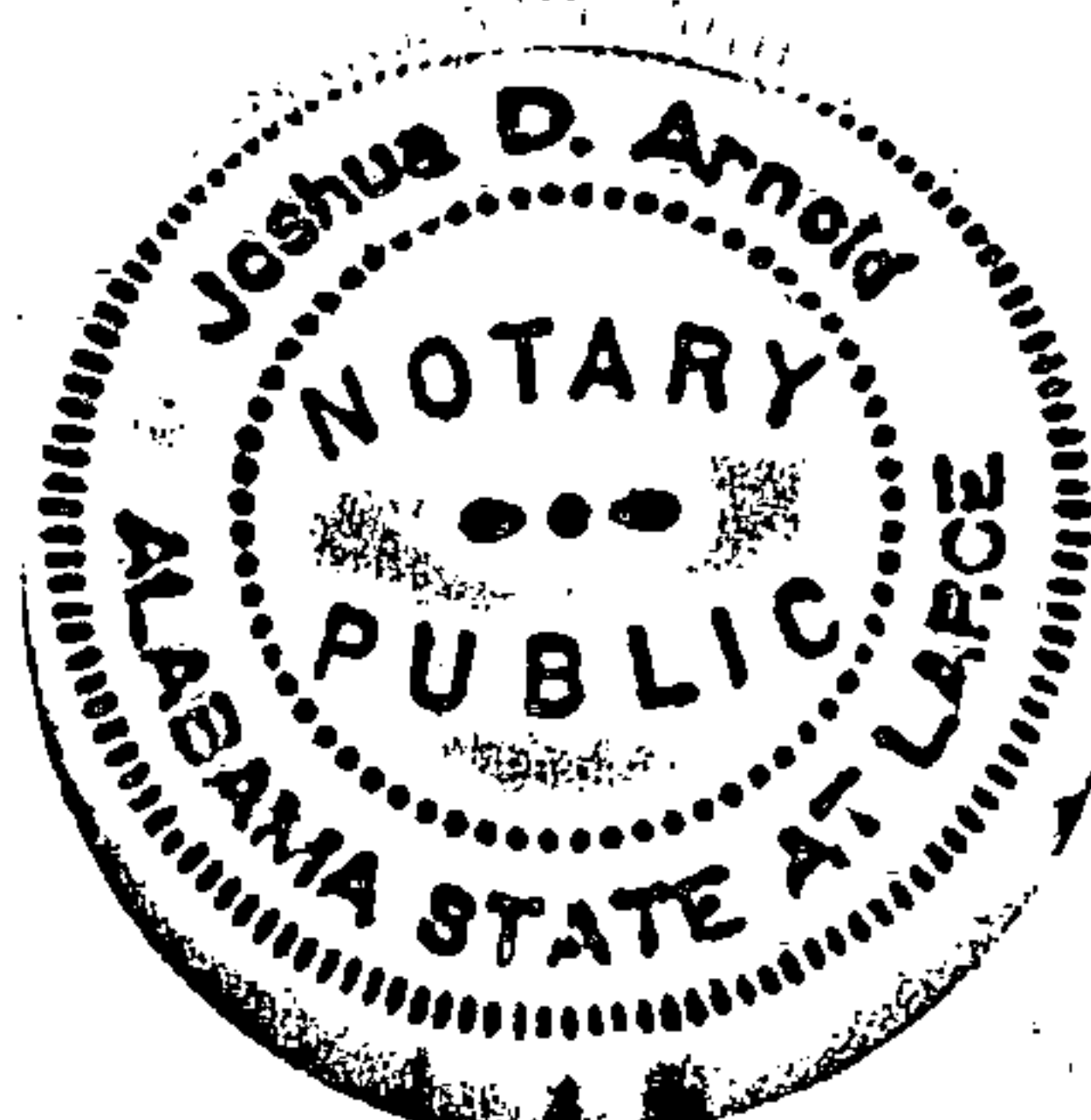
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jared Tyler Pearson, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26TH day of September, 2023.

My Commission Expires: 01-19-2023

Notary Public

Shelby County, AL 09/27/2023
State of Alabama
Deed Tax: \$25.00





20230927000288700 2/3 \$53.00
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EXHIBIT "A"
LEGAL DESCRIPTION

Begin at the Northwest corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 24 North, Range 15 East; thence run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ 667.51 feet; thence an azimuth of 90 deg. 00 min. Easterly 255.53 feet to an old ditch; thence an azimuth of 355 deg. 03 min. 45 sec. Northwesterly along said ditch 53.60 feet; thence an azimuth of 6 deg. 37 min. 15 sec. Northeasterly along said ditch 125.77 feet; thence an azimuth of 3 deg. 39 min. 45 sec. Northeasterly along said ditch 343.65 feet; thence an azimuth of 259 deg. 28 min. 20 sec. Southwesterly along a fence 203.92 feet; thence an azimuth of 320 deg. 05 min. Northwesterly along a fence 121.00 feet; thence an azimuth of 10 deg. 35 min. Northeasterly along a fence 95.40 feet to the North line of said Section ; thence an azimuth of 270 deg. 00 min. West along the said Section line 53.87 feet to the point of beginning. Property situated in Shelby County, Alabama.



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Real Estate Sales Validation Form

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

Grantor's Name Jared Tyler Pearson
Mailing Address 1464 COUNTY ROAD 39
DEATSVILLE, AL 36022

Grantee's Name Wayne Yukon Shiflett
Mailing Address 300 HEATHER LANE
COLUMBIANA, AL 35051

Property Address 230 Steamboat Drive
Shelby, AL 35143

Date of Sale _____
Total Purchase Price \$ 25,000.00
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 - Warranty Deed

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 09-26-2023

Print Jared Tyler Pearson

☐ Unattested

[Signature]
(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1