


Send Tax Notice to:
Mr. Barry K. Osborn
Mr. Stacy E. Osborn
199 Osborn Road
Chelsea, Alabama 35043

THIS INSTRUMENT WAS PREPARED BY:
ELLIS, HEAD, OWENS & JUSTICE
P. O. BOX 587
COLUMBIANA, ALABAMA 35051


20231004000297240 1/5 \$255.00
Shelby Cnty Judge of Probate, AL
10/04/2023 02:26:33 PM FILED/CERT

GENERAL WARRANTY DEED

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, including the division of real property of Ramona Gay Osborn, deceased, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, **BARRY K. OSBORN**, an unmarried man, **STACY E. OSBORN**, an unmarried man, **JAMIE RENEE WILLIAMSON**, an unmarried woman, and **STEFAN DEREK OSBORN**, a married man, (herein referred to as Grantors) do grant, bargain, sell and convey unto **BARRY K. OSBORN** and **STACY E. OSBORN** (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel I

Commence at the Southeast corner of the NE 1/4 of SE 1/4, Section 24, Township 19 South, Range 1 West which is the point of beginning of the parcel of land herein described; thence run Northerly along the East boundary line of said NE 1/4 of SE 1/4 a distance of 539.96 feet to a point; thence turn an angle of 90° to the left and run Westerly a distance of 547.35 feet to a point; thence turn an angle of 90° to the left and run Southerly a distance of 977.76 feet to a point on the Northwest 25 foot right-of-way line of County Highway 440; thence turn an angle of 111° 32' 14" to the left and run Northeasterly along said right-of-way line and along a curve to the left (concave Northwesterly and having a radius of 843.87 feet and a central angle of 19° 35' 23") for an arc distance of 288.52 feet to a point; thence continue along said right-of-way line and along the tangent of said curve a distance of 195.0 feet to a point; thence continue along said right-of-way line and along a curve to the right (concave Southeasterly and having a radius of 979.93 and a central angle of 11° 10' 17") for an arc distance of 191.06 feet to a point on the East boundary line of Section 24, T-19S, R-1W; thence turn an angle of 60° 02' 40" to the left from the tangent of said curve and leaving said right-of-way line run Northerly along said section line a distance of 49.36 feet to the point of beginning. Said parcel of land is lying in the NE 1/4 of SE 1/4 and SE 1/4 of SE 1/4, Section 24, T-19S, R-1W and contains 10.00 acres. (Being Parcel 8).

Parcel II

Two acres situated in the NW 1/4 of SW 1/4 of Section 19,

Township 19 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the SW corner of said Quarter Quarter Section and run North along the West boundary of said Quarter Quarter Section 420 feet to a point; thence run East parallel with the North boundary of said Quarter Quarter Section 210 feet to a point; thence South parallel with the East boundary of said Quarter Quarter Section 420 feet to the South boundary of said Quarter Quarter Section; thence run West along the South boundary of said Quarter Quarter Section 210 feet to point of beginning.

Parcel III

NW 1/4 of SW 1/4 of Section 19, Township 19 South, Range 1 East, Shelby County, Alabama.

The intent of the conveyance of this parcel is to convey all property owned by Roderick Eugene Osborn, a/k/a R. E. Osborn, and wife, Ramona Gay Osborn, a/k/a Gay Osborn, as acquired by deed dated June 26, 1974, and recorded in Deed Book 287, page 732, which corrected that certain deed dated August 21, 1967 and recorded in Deed Book 219, page 679, in the Probate Office or Records of Shelby County, Alabama, and which they owned in this Quarter-Quarter section at the time of their death.

Roderick Eugene Osborn, a/k/a Roderick E. Osborn, a/k/a R. E. Osborn, a/k/a Roderick Osborn, died on or about January 4, 2001, while married to Ramona Gay Osborn, a/k/a Gay Osborn, who died on June 16, 2014. Roderick Eugene Osborn and Ramona Gay Osborn had three children, namely, Randy Osborn, deceased, and Grantors Barry K. Osborn and Stacy Osborn. Randy Osborn had two children, being Grantors Jamie Renee Williamson and Stefan Derek Osborn.

The above described property does not constitute any part of the homestead of any Grantor or their spouse.

TO HAVE AND TO HOLD unto the said Grantees, their heirs, successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our 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, we have hereunto set our hands and seals this 5th day of May, 2015.

Barry K Osborn (SEAL)
Barry K. Osborn

Stacy E Osborn (SEAL)
Stacy E. Osborn

Jamie Renee Williamson (SEAL)
Jamie Renee Williamson

Stefan D Osborn (SEAL)
Stefan Derek Osborn

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **BARRY K. OSBORN**, an unmarried man, 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 5th day of May, 2015.

Kimi M. Foster (SEAL)
Notary Public

My Commission Expires: 1-7-19

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **STACY E. OSBORN**, an unmarried man, 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 5th day of May, 2015.

Kimi M. Foster (SEAL)
Notary Public

My Commission Expires: 1-7-19

STATE OF ALABAMA)
SHELBY COUNTY)

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



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Given under my hand and official seal this 5th day of
May, 2015.

Kimi M. Foster (SEAL)
Notary Public
My Commission Expires: 1-7-19

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **STEFAN DEREK OSBORN**, a married man, 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 5th day of
May, 2015.

Kimi M. Foster (SEAL)
Notary Public
My Commission Expires: 1-7-19



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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	Barry K. Osborn, Stacy E. Osborn, Jamie Renee Williamson, Stefan	Grantee's Name	Barry K. Osborn Stefan Derek Osborn
Mailing Address	Derek Osborn 199 Osborn Road Chelsea, AL 35043	Mailing Address	199 Osborn Road Chelsea, Alabama 35043
Property Address	1593 Highway 440 Chelsea, AL 35043	Date of Sale	May 5, 2015
		Total Purchase Price \$	
		or	
		Actual Value \$	
		or	
		Assessor's Market Value \$	218,690.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	Property Tax Assessment

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	5/5/15	Print	Barry K Osborn Stacy E Osborn
Unattested	Kim M. Foster	Sign	Barry K Osborn Stacy E Osborn
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1