


Send Tax Notice to:
Alexandria F. Sledge and
Daniel M. Sledge
84 Osborn Road
Chelsea, Alabama 35043

This instrument was prepared by:

ELLIS, HEAD, OWENS, JUSTICE & ARNOLD
113 N. Main Street
P. O. Box 587
Columbiana, Alabama 35051


20231004000297280 1/3 \$46.00
Shelby Cnty Judge of Probate, AL
10/04/2023 03:26:08 PM FILED/CERT

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP

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, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, BARRY K. OSBORN, an unmarried man, and STACY E. OSBORN, an unmarried man (herein referred to as Grantors), do grant, bargain, sell and convey unto ALEXANDRIA F. SLEDGE and husband, DANIEL M. SLEDGE (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:


Lot 1 according to the Final Plat of Osborn Family Subdivision, as recorded in Map Book 58, page 27, in the Probate Office of Shelby County, Alabama.

Also, an easement for ingress, egress, and utility use, from Shelby County Highway 440 providing access to the above described property, which said easement is described and identified as Osborn Road on the Final Plat of Osborn Family Subdivision, recorded in Map Book 58, page 27, in the Probate Office of Shelby County, Alabama.

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 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 26th
day of September, 2023.


20231004000297280 2/3 \$46.00
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Barry K Osborn
Barry K. Osborn

Stacy E Osborn
Stacy E. Osborn

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, 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 26th day of September,
2023.

Kimi M. Foster
Notary Public
My Commission Expires: 1-4-27

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, 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 26th day of September,
2023.

Kimi M. Foster
Notary Public
My Commission Expires: 1-4-27

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
Mailing Address 199 Osborn Road
Chelsea, Alabama 35043

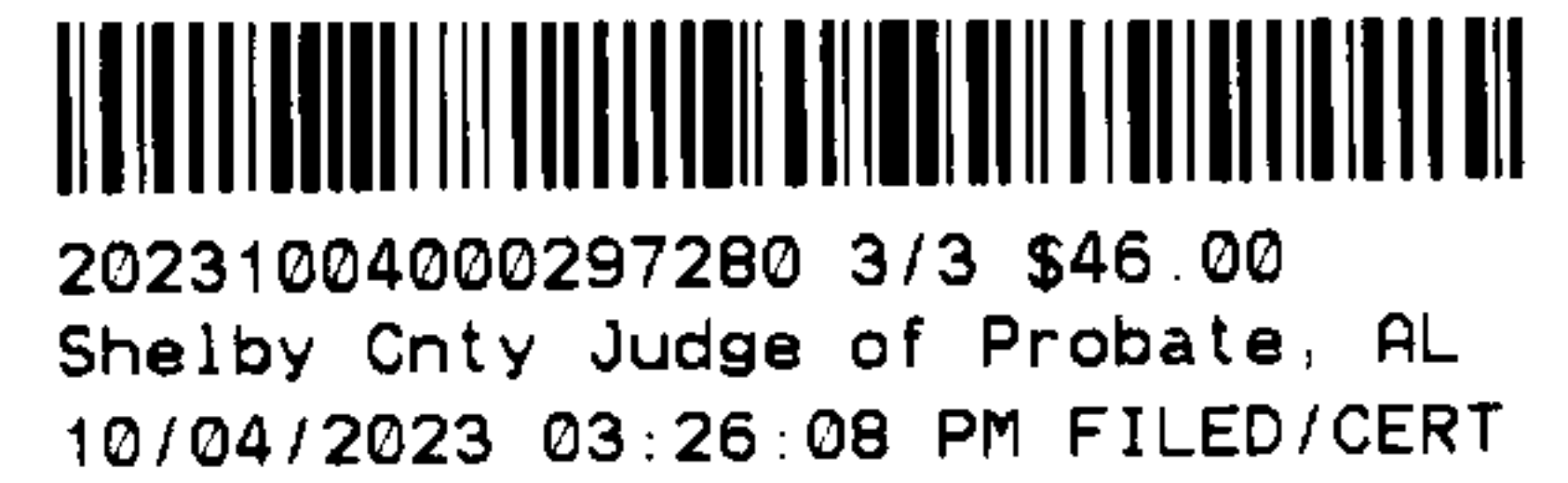
Grantee's Name Alexandria F. Sledge
David M. Sledge
Mailing Address 84 Osborn Road
Chelsea, Alabama 35043

Property Address 84 Osborn Road
Chelsea, Alabama 35043

Date of Sale September 26, 2023
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 17,893.00



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)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other Property Tax Assessment
☐ Closing Statement

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 9-26-23

Print Barry Osborn

☐ Unattested

K. M. Foster
(verified by)

Sign Barry Osborn
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1