


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Patrick Wade

WARRANTY DEED


20231009000299890 1/3 \$57.00
Shelby Cnty Judge of Probate, AL
10/09/2023 09:20:52 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWENTY EIGHT THOUSAND FIVE HUNDRED SIXTY DOLLARS AND ZERO CENTS (\$28,560.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **John W. Lenn and wife, Kay Lenn** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Patrick Wade** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description

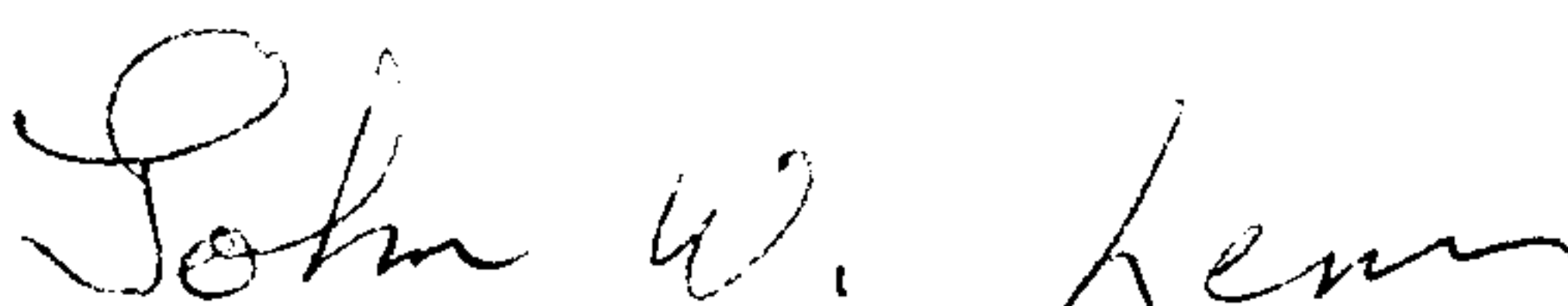
SUBJECT TO:

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

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 14th day of April, 2023.



John W. Lenn



Kay Lenn

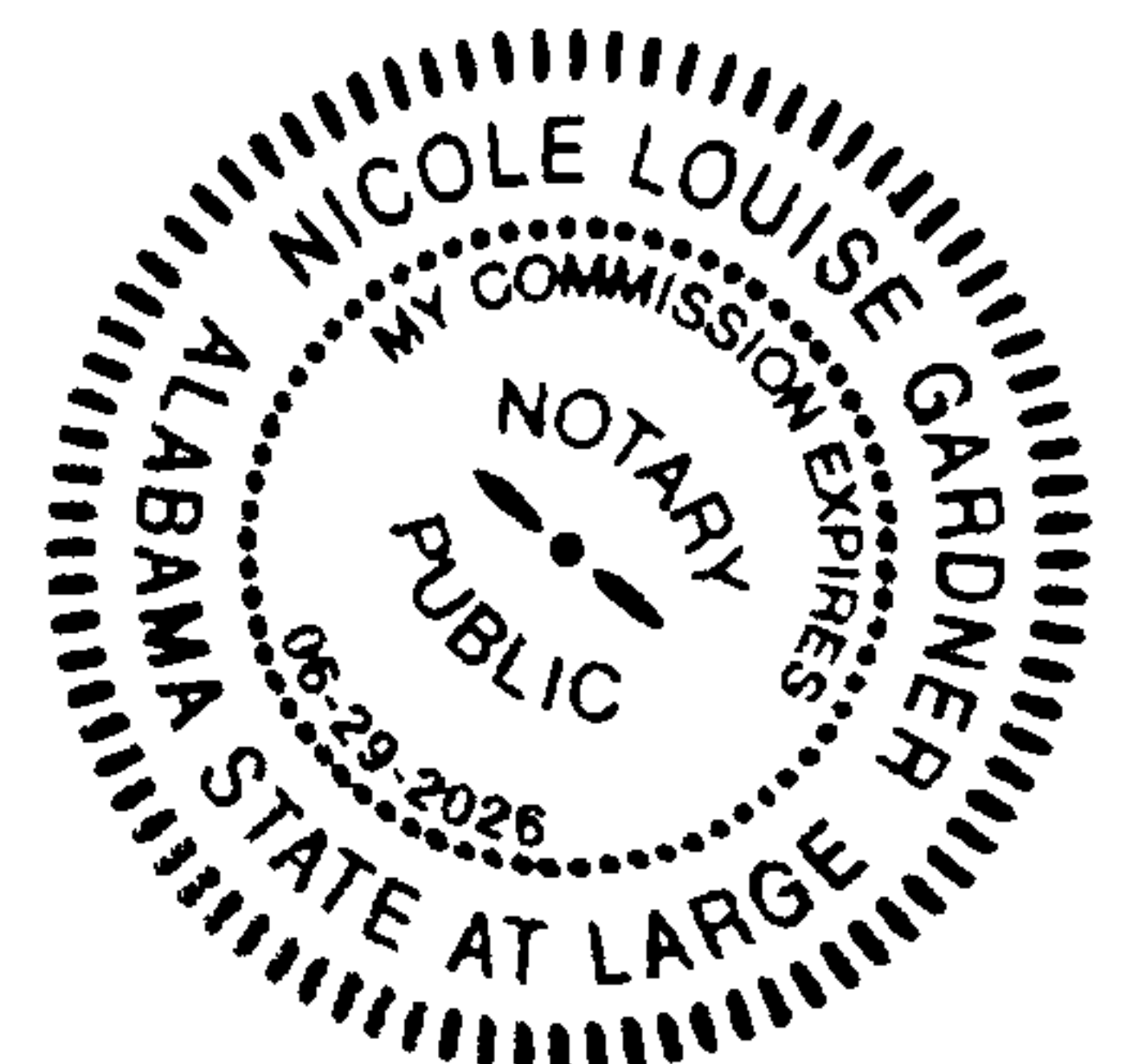
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **John W. Lenn and Kay Lenn**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of April, 2023.



Notary Public
My Commission Expires 6-29-2026



Shelby County, AL 10/09/2023
State of Alabama
Deed Tax: \$29.00

Exhibit "A" – Legal Description



20231009000299890 2/3 \$57.00
Shelby Cnty Judge of Probate, AL
10/09/2023 09:20:52 AM FILED/CERT

A tract of land located in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 35, Township 18 South, Range 2 East: Commence at the point of intersection of the East right-of-way line of U. S. Highway 231 and the South line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 35, Township 18, Range 2 East; thence run in a Northwesterly direction along said East line of said highway right-of-way a distance of 330 feet, more or less to the point of intersection of said East right-of-way line with the Northwest line of an unnamed dirt road; thence run in a Northeasterly direction along the Northwest line of said unnamed dirt road a distance of 285 feet to the point of beginning of the property herein conveyed; thence continue along the North line of said unnamed dirt road a distance of 285 feet to a point; thence run in a Northwesterly direction, parallel to the East right-of-way line of said U. S. Highway 231, a distance of 315 feet to a point; thence run in a Southwesterly direction, parallel to the North line of said unnamed dirt road a distance of 285 feet to a point; thence run in a Southeasterly direction, parallel to the East line of said U. S. Highway 231 a distance of 315 feet to the point of beginning.

Real Estate Sales Validation Form

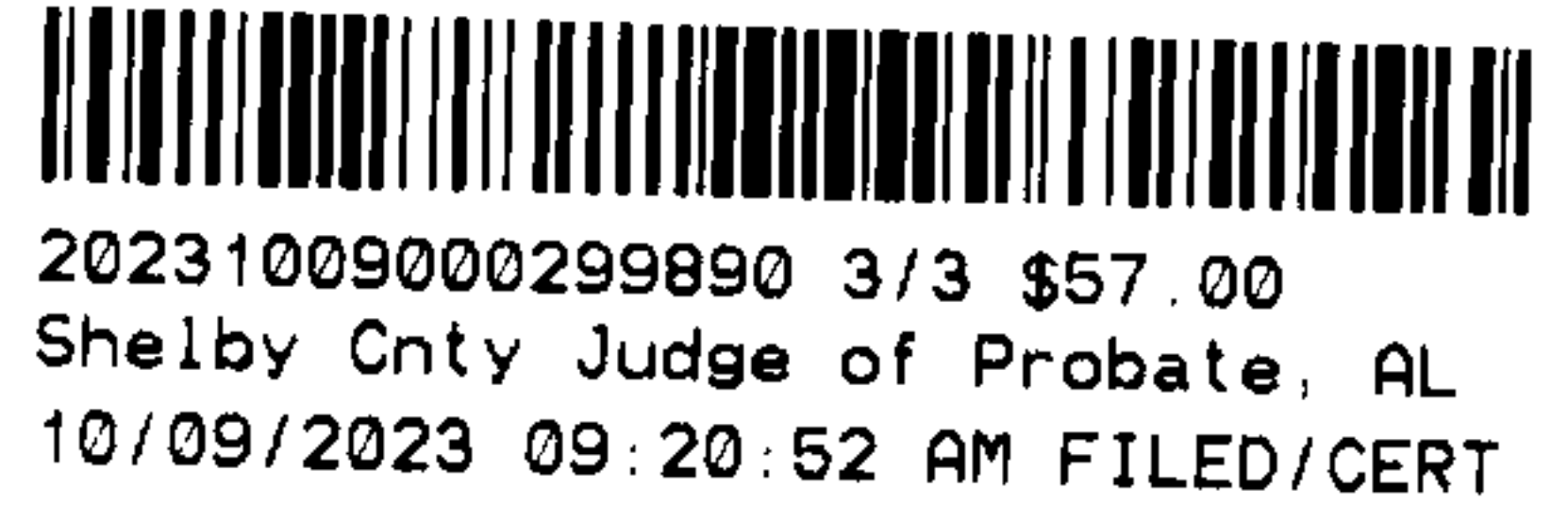
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name John & Kay Lenn
Mailing Address 2137 Hwy 280
hurpersville, AL 35078

Grantee's Name Patrick Wade
Mailing Address 278 Creek Archery Club Rd
Vincent, AL 35178

Property Address No address

Date of Sale 4-14-23
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 28,500.00



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
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☐ Other tax Value

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 4-14-23

Print Kay Lenn

Unattested

(verified by)

Sign Kay Lenn
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1