

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:
Sherry Letson
6586 Quail Run Dr.
Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)



20231115000334930 1/3 \$73.00
Shelby Cnty Judge of Probate, AL
11/15/2023 11:30:21 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FORTY-FIVE THOUSAND AND ZERO CENTS (\$45,000.00)**, 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, ***Sherry Letson, an unremarried widow, (herein referred to as Grantor)*** grant, bargain, sell and convey unto ***Sherry Letson and Christine Letson Bearden, 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 Exhibit “A”

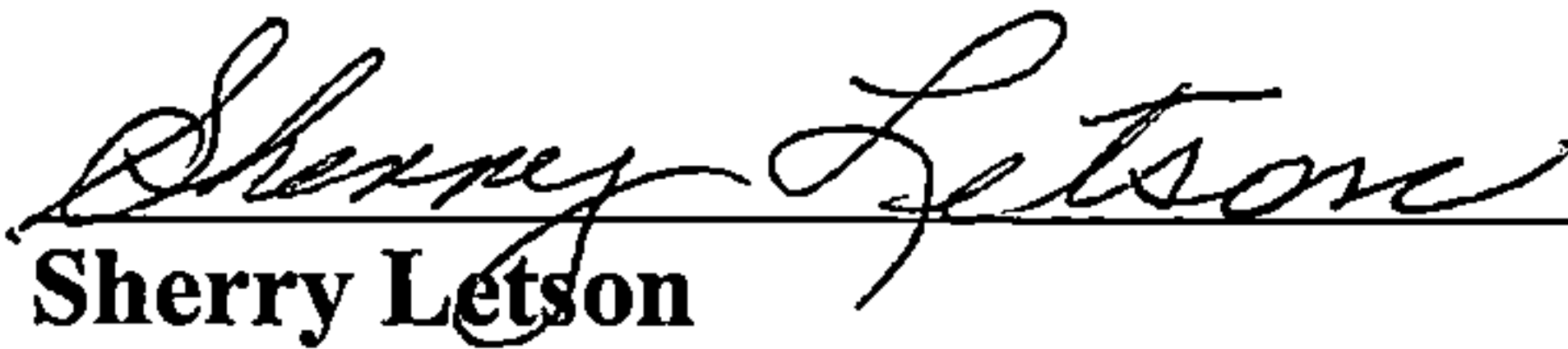
SUBJECT TO:

- 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 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.

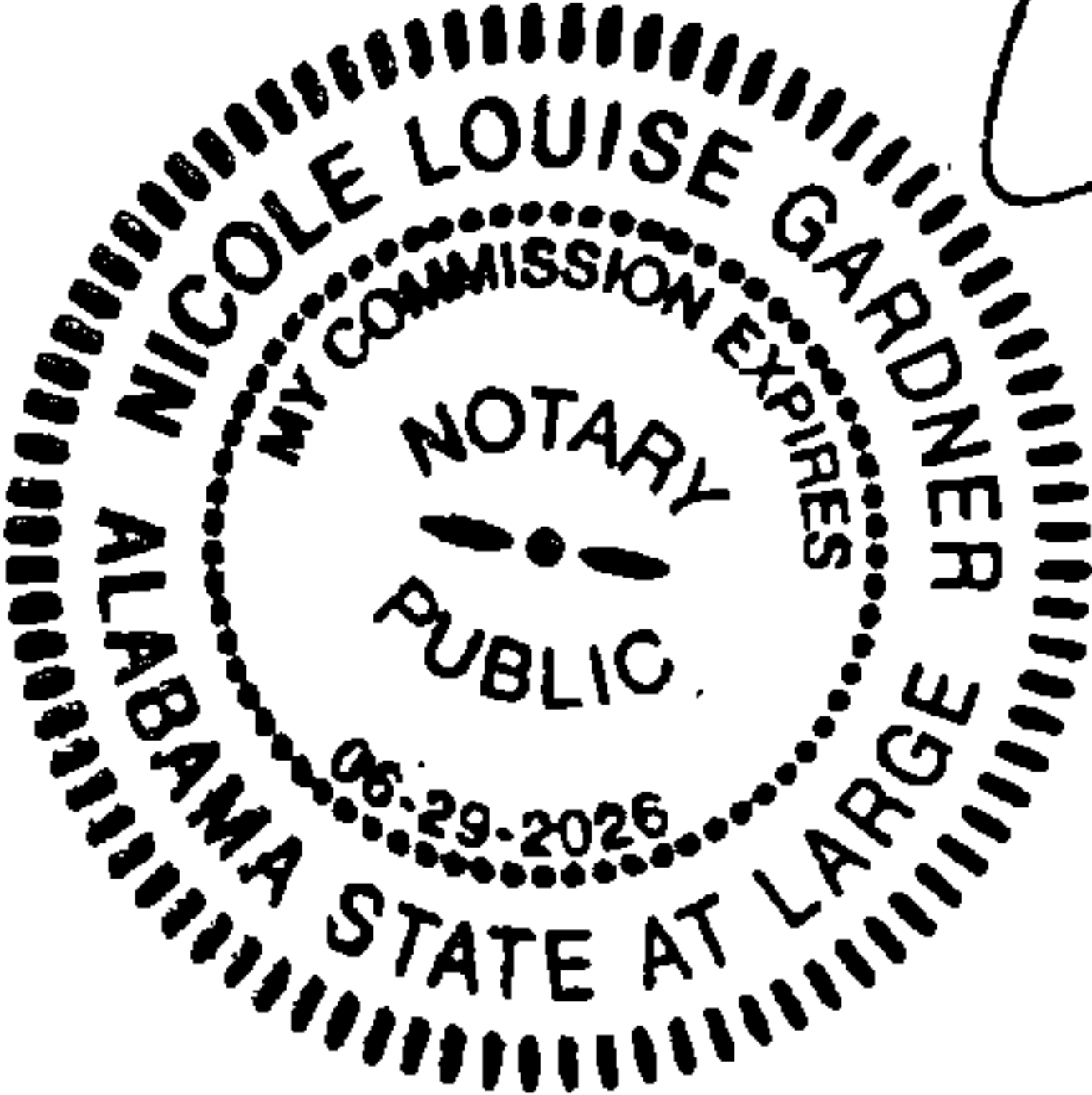
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of November, 2023.


Sherry Letson

STATE OF ALABAMA)
COUNTY OF SHELBY)

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

Given under my hand and official seal this 15th day of November, 2023.



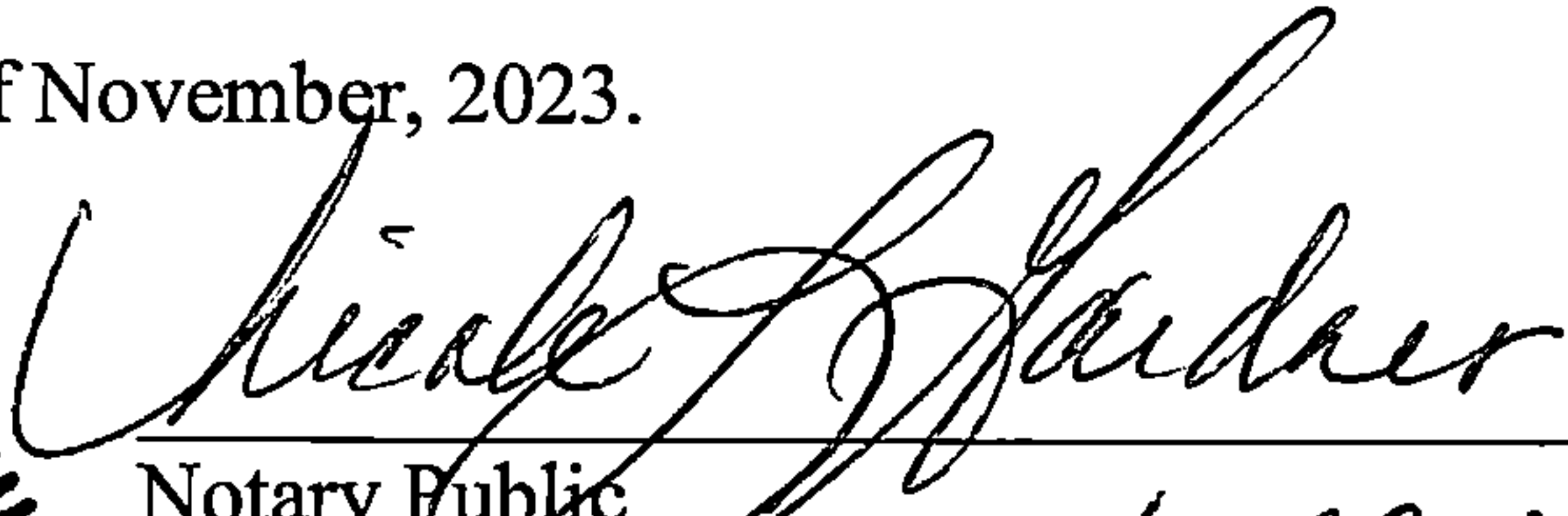

Notary Public
My Commission Expires: 6-29-26

Exhibit "A"



20231115000334930 2/3 \$73.00
Shelby Cnty Judge of Probate, AL
11/15/2023 11:30:21 AM FILED/CERT

Commencing at the Southeast corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Township 21 South, Range 1 West, for the point of beginning; thence run North 00 degrees 38 minutes 33 seconds East along the East line of said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, a distance of 697.34 feet to a point on the Southerly right of way line of Southern Railroad; thence run South 87 degrees 03 degrees 15 minutes West along said right of way line, a distance of 505.46 feet to the P.C. of a curve to the right (having a radius of 2757.53 feet, and a delta angle of 14 degrees 30 minutes 15 seconds); thence run Northwesterly along the arc of said curve, a distance of 698.05 feet, to the P.T.; thence run North 78 degrees 26 minutes 30 seconds West, along said right of way line, a distance of 1145.10 feet; thence run Southeasterly along the arc of a curve to the right (said curve having a radius of 555.63 feet, and a delta angle of 40 degrees 29 minutes 46 seconds) an arc distance of 43.60 feet to the P.T.; thence run South 35 degrees 36 minutes 36 seconds East, a distance of 155.56 feet to the P.C. of a curve to the left (said curve having a radius of 136.75 feet and a delta angle of 33 degrees 23 minutes 00 seconds); thence run Southeasterly along the arc of said curve, a distance of 79.68 feet to the P.T.; thence run South 68 degrees 59 minutes 35 seconds East, a distance of 489.71 feet to the P.C. of a curve to the left (having a radius of 100.80 feet, and a delta angle of 18 degrees 36 minutes 00 seconds); thence run Southeasterly along the arc of said curve a distance of 32.72 feet to the P.C. of a curve to the left (having a radius of 25.00 feet and a delta angle of 42 degrees 50 minutes 00 seconds); thence run Northeasterly along the arc of said curve, a distance of 18.69 feet to a point on the arc of a 50-foot cul-de-sac; thence run along the arc of said cul-de-sac a distance of 120.86 feet; thence run North 81 degrees 55 minutes 10 seconds East, a distance of 190.15 feet; thence run South 00 degrees 13 minutes 47 seconds West, a distance of 547.62 feet to the Southwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Township 21 South, Range 1 West; thence run South 89 degrees 55 minutes 12 seconds East, a distance of 1359.18 feet to the point of beginning.

Said property lying and being all in Section 28, Township 21 South, Range 1 West, Shelby County, Alabama.

Less and except Shelby County Probate Office Instrument #20110802000223750.

Also, less and except Shelby County Probate Office Instrument #20160930000357990.

Real Estate Sales Validation Form



20231115000334930 3/3 \$73.00
Shelby Cnty Judge of Probate, AL
11/15/2023 11:30:21 AM FILED/CERT

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

Grantor's Name Sherry Letson
Mailing Address 6586 Quail Run Dr
Pelham AL 35124

Grantee's Name Sherry Letson
Mailing Address 6586 Quail Run Dr
Pelham AL 35124

Property Address Dusty Hollow Rd
Columbiang AL
35051

Date of Sale 11-15-23
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 45,000.00

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 11-15-23

Print Sherry Letson

Sign Sherry Letson

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1