

**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:
Perry Willis
5214 Hwy 47
Shelby AL 35143

WARRANTY DEED

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR AND ZERO CENTS (\$1.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Perry Willis, a single man (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Mandy Barker (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:

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

Grantor herein reserves a LIFE ESTATE in and to the property described on Exhibit A. Grantor is the surviving grantee in Inst. No. 20170620000219060, Probate Office, Shelby County, Alabama, the other Grantee, Robbie E. Willis, is deceased having died on March 13, 2022.

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.

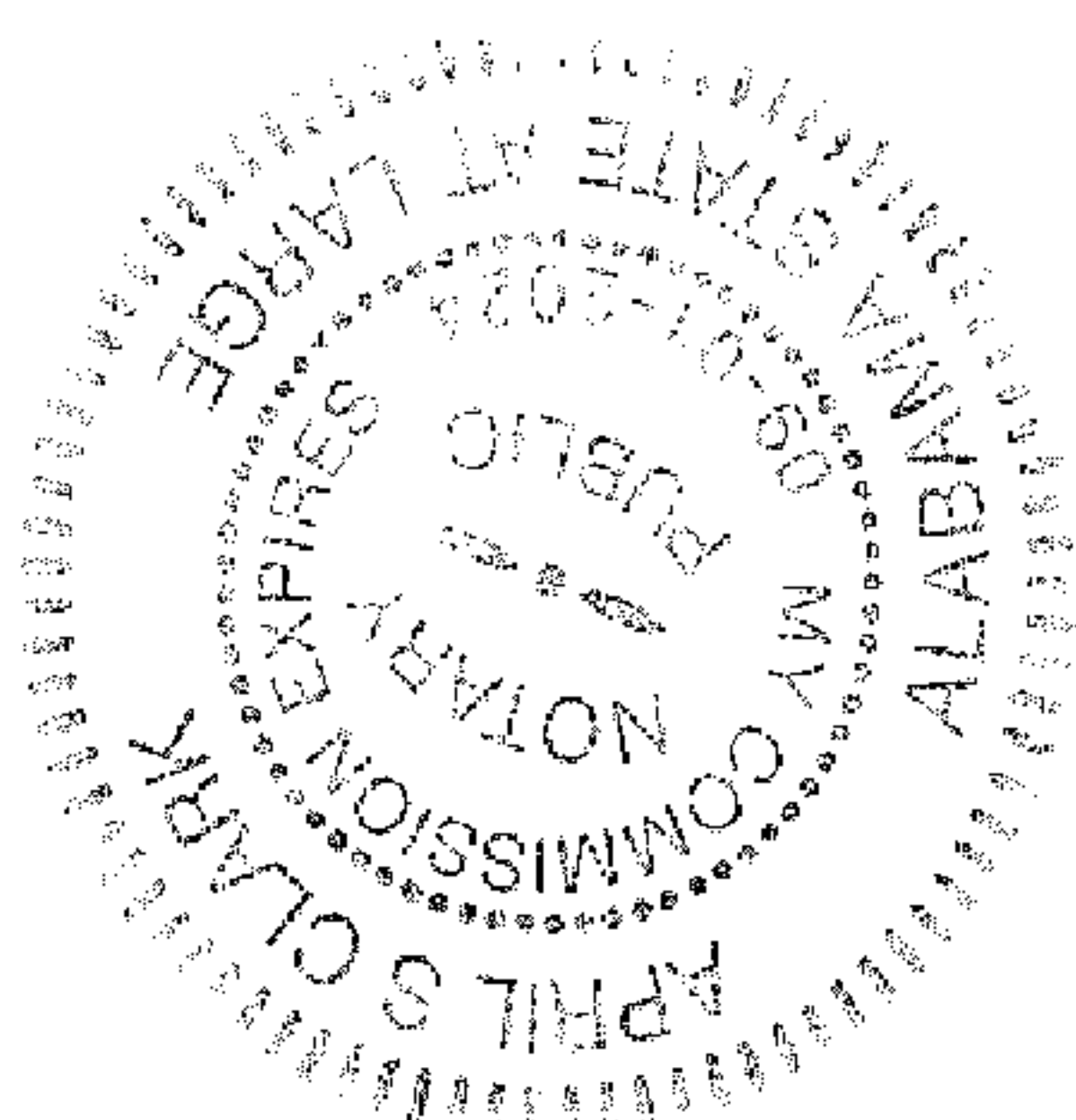
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of November, 2023.

Perry Willis
Perry Willis

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

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

Given under my hand and official seal this 28th day of November, 2023.



April Clark
Notary Public
My Commission Expires 9-1-2024

EXHIBIT A – LEGAL DESCRIPTION

Begin at the southwest corner of Section 19 Township 22 Range 1 East; thence North 3 degrees 30 minutes West along Huntsville meridian line 1026.8 feet to an iron stake; thence North 86 degrees 30 minutes East 615.2 feet for a point of beginning. Continue North 86 degrees 30 minutes East 420 feet to West boundary of Old Montgomery Road as now located; thence South 12 degrees 15 minutes East along West boundary of said road 212 feet; thence South 86 degrees 30 minutes West 452 feet; thence North 3 degrees 30 minutes West 210 feet to point of beginning lying and being in Fraction D. of Fractional Section 19 Township 22 Range 1 East. Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/28/2023 01:56:02 PM
\$86.00 JOANN
20231128000344440

Allie S. Beal

Real Estate Sales Validation Form

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

Grantor's Name Perry Willis
Mailing Address 5216 Hwy 47
Shelby AL
35143

Grantee's Name Perry Willis
Mailing Address 5216 Hwy 47
Shelby AL
35143

Property Address Hwy 47
Shelby

Date of Sale 11-28-23
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 58,000.00

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 _____

Print Perry Willis

Unattested

Sign Perry Willis
(Grantor/Grantee/Owner/Agent) circle one

(verified by)