

Send Tax Notice To:
James Paul Branyon Jr.
Ann F. Branyon
8 Dogwood DR
CALERA, AL 35040

20231213000358800 1/3 \$33.00
Shelby Cnty Judge of Probate, AL
12/13/2023 11:22:31 AM FILED/CERT

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

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of **FIVE THOUSAND and NO/00 Dollars (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **William M. Schroeder, Sr., a single man**, grant, bargain, sell and convey unto, **James Paul Branyon, Jr., and wife Ann F. Branyon, as joint tenants with Right of Survivorship**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.
Situated in SHELBY County, Alabama.

This property constitutes no part of the homestead of the grantor.

Subject to taxes for 2023 and subsequent years, easements, restrictions, rights of way and permits of record.

\$0.00 of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

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.

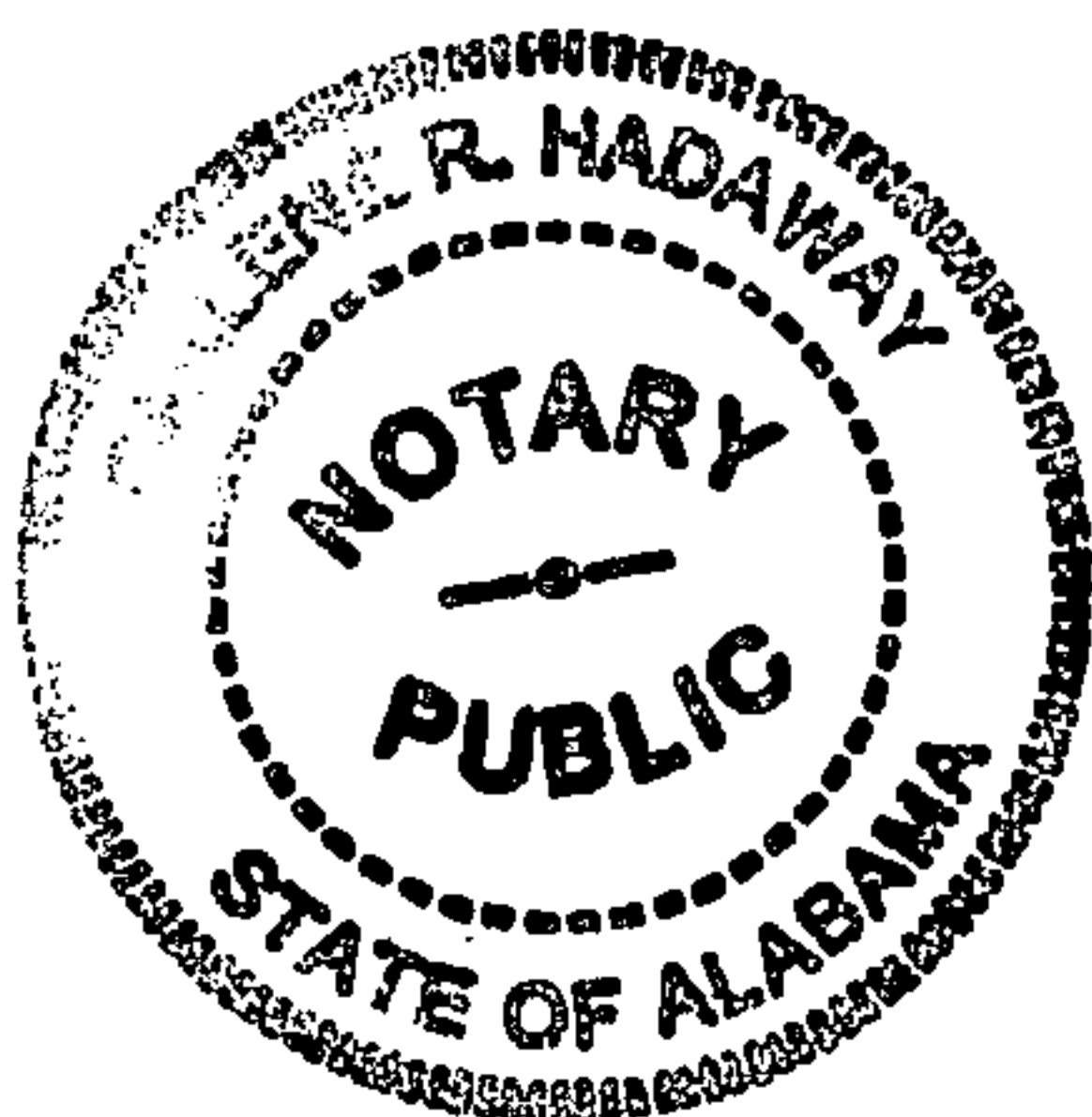
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of December, 2023.

William M. Schroeder, Sr.
William M. Schroeder, Sr.

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned authority, Carlene R. Hadaway, a Notary Public in and for said County, in said State, hereby certify that **William M. Schroeder, Sr.**, 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 7th day of December, 2023.



Carlene R. Hadaway
Notary Public

My Commission Expires: MY COMMISSION EXPIRES NOVEMBER 16, 2025

Shelby County, AL 12/13/2023
State of Alabama
Deed Tax: \$5.00



20231213000358800 2/3 \$33.00
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EXHIBIT A – LEGAL DESCRIPTION

Begin at the most Northerly corner of Lot 11 Country View Estates Phase 1, as recorded in Map Book 10, Page 10, Probate Office Shelby County, Alabama; thence run Southeasterly along the Northeast line of said Lot 11 for 170.69 feet to the NW R.O.W. of Dogwood Drive; thence run Northeasterly 30 feet along said R.O.W.; thence run Northwesterly parallel with the NE line of Lot 11 for 170.69 feet; thence run Southwesterly parallel with the NW R.O.W. of said Dogwood Lane for 30 feet back to the point of beginning. Lying in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of Section 23, Township 22 South, Range 2 West Shelby County, Alabama.

The intent herein is to describe the SW 30 feet of Pine Crest Lane as shown on Map Book 10, Page 10 as named above.

Real Estate Sales Validation Form

20231213000358800 3/3 \$33.00
Shelby Cnty Judge of Probate, AL
12/13/2023 11:22:31 AM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, Sec.

Grantor's Name William M. Schroeder, Sr
Mailing Address P.O. Box 180
Calera, AL 35040

Grantee's Name James Paul Dranyon, Jr
Mailing Address Ann F. Dranyon
8 DOBWOOD DR
CALERA AL 35040

Property Address N/A

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 5,400.00

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

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 12-7-2023

Print William M. Schroeder Sr

Unattested

Carlene R. Hadaway
(verified by)

Sign

William M. Schroeder Sr

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1