

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-23-29548

Send Tax Notice To: Ian Dexter Walker
Lauren Parker Walker

1631 Hwy 47
Columbiana, AL 35051

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Fifteen Thousand Dollars and No Cents (\$215,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Timothy F. Walker and Ona Dean Walker**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Ian Dexter Walker and Lauren Parker Walker**, as joint tenants with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2024 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

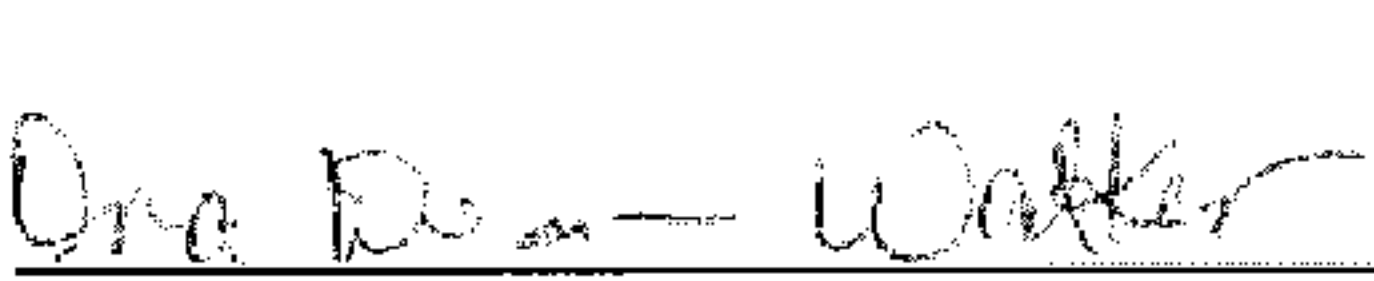
\$129,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 22nd day of December, 2023.


Timothy F. Walker

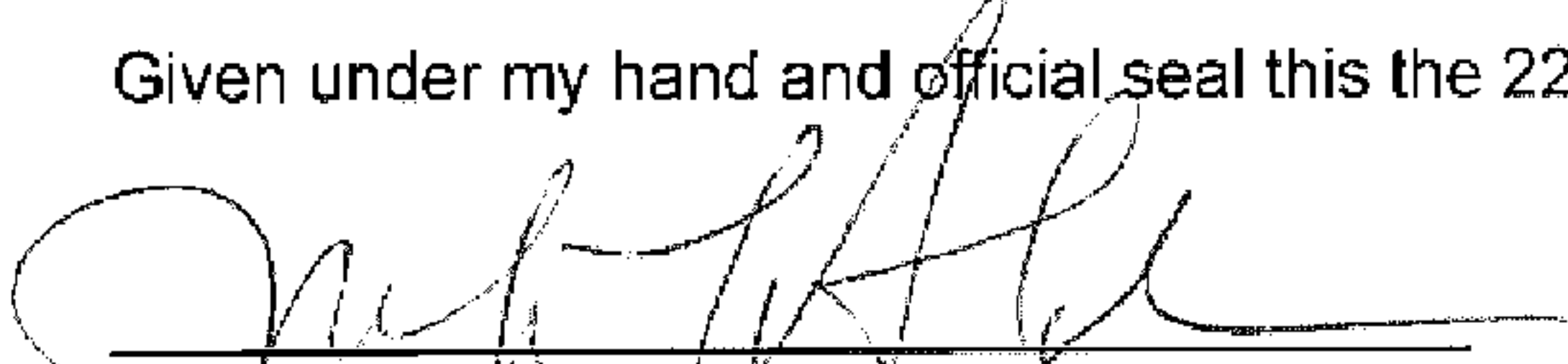

Ona Dean Walker

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Timothy F. Walker and Ona Dean Walker, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of December, 2023.


Notary Public, State of Alabama

My Commission Expires: September 01, 2024

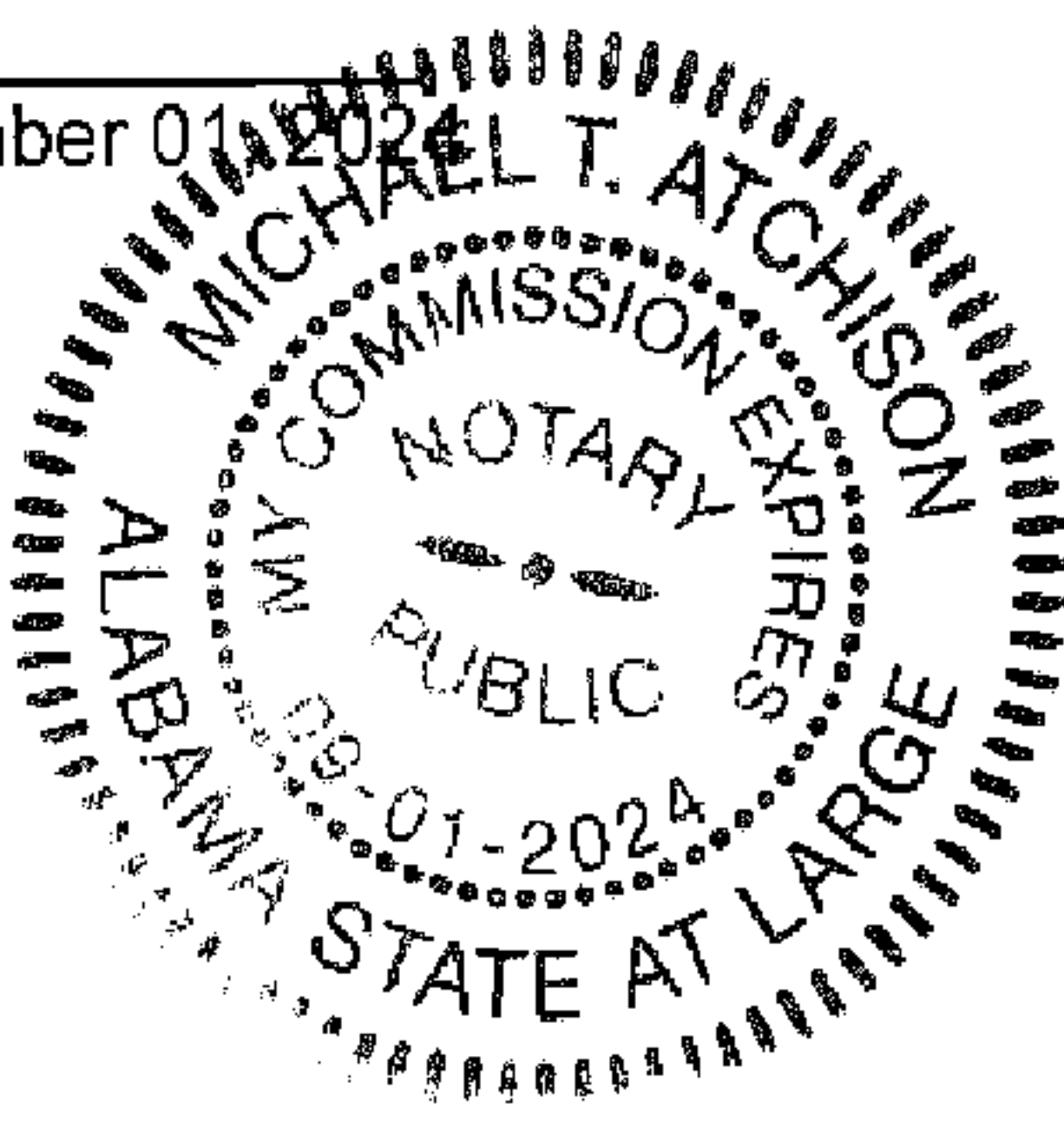


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the West half of the Northeast Quarter of Section 1, Township 22 South, Range 1 West, being more particularly described as follows:

Commence at the Northeast corner of the Southwest Quarter of the Northeast Quarter of said Section 1; thence South 87 degrees 29 minutes 15 seconds West, along the North line of said sixteenth section, a distance of 158.26 feet to the point of beginning; thence North 00 degrees 25 minutes 11 seconds, a distance of 159.41 feet to a 1" pipe with a cap found; thence South 87 degrees 45 minutes 07 seconds West, a distance of 754.45 feet, to the Northeast corner of an Alabama Power Company substation; thence South 34 degrees 23 minutes 50 seconds East, a distance of 150.00 feet, to the Southeast corner of an Alabama Power Company substation; thence South 87 degrees 44 minutes 01 second West, along the South boundary of said substation, a distance of 151.10 feet to a 2" pipe with a cap, found on the Northeast right of way of County Road 47; thence along a curve to the left, in said right of way, having a radius of 5815.45 feet and a chord bearing of South 36 degrees 11 minutes 00 seconds East, an arc length of 160.21 feet to a point; thence North 87 degrees 43 minutes 59 seconds East, a distance of 519.72 feet to a point; thence North 02 degrees 17 minutes 07 seconds West a distance of 49.89 feet to a 1/2" rebar; found; thence thence North 87 degrees 42 minutes 53 seconds West a distance of 209.91 feet to a 1/2" rebar, found; thence North 00 degrees 25 minutes 11 seconds West, a distance of 50.47 feet to the point of beginning.

Situated in Shelby County, Alabama.

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name	Timothy F. Walker Ona Dean Walker	Grantee's Name	Ian Dexter Walker Lauren Parker Walker
Mailing Address	<u>211 Pine Hill Dr.</u> <u>COLUMBIANA AL 35051</u>	Mailing Address	<u>1631 Hwy 47</u> <u>Columbiana, AL 35051</u>
Property Address	<u>1631 Highway 47</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>December 22, 2023</u>
		Total Purchase Price	<u>\$215,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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 of 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 December 18, 2023Print Timothy F. Walker**Unattested**Sign Timothy F. Walker

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded (verified by)
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/27/2023 11:22:58 AM
 \$114.00 JOANN
 20231227000370180

Form RT-1

Allen S. Boyd