

**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:
Harry Bristow
Jo Ann Bristow
5356 S Shades Crest Rd
Bessemer, AL 35023

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **EIGHTY FIVE THOUSAND FIVE HUNDRED FORTY AND NO/00 DOLLARS (\$85,540.00)**, 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, *Harry Bristow and wife, Jo Ann Bristow* (herein referred to as *Grantor*) grant, bargain, sell and convey unto *Harry Bristow, Jo Ann Bristow, Brandon Scott Bristow and Wesley Shane Bristow, 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 Attached Exhibit "A" for Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2024.
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 20th day of March 2024.

Harry Bristow

Harry Bristow

Jo Ann Bristow

Jo Ann Bristow

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Harry Bristow and Jo Ann Bristow*, 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 20th day of March 2024.

Michael T. Atchison

Notary Public
My Commission Expires: 9-1-24

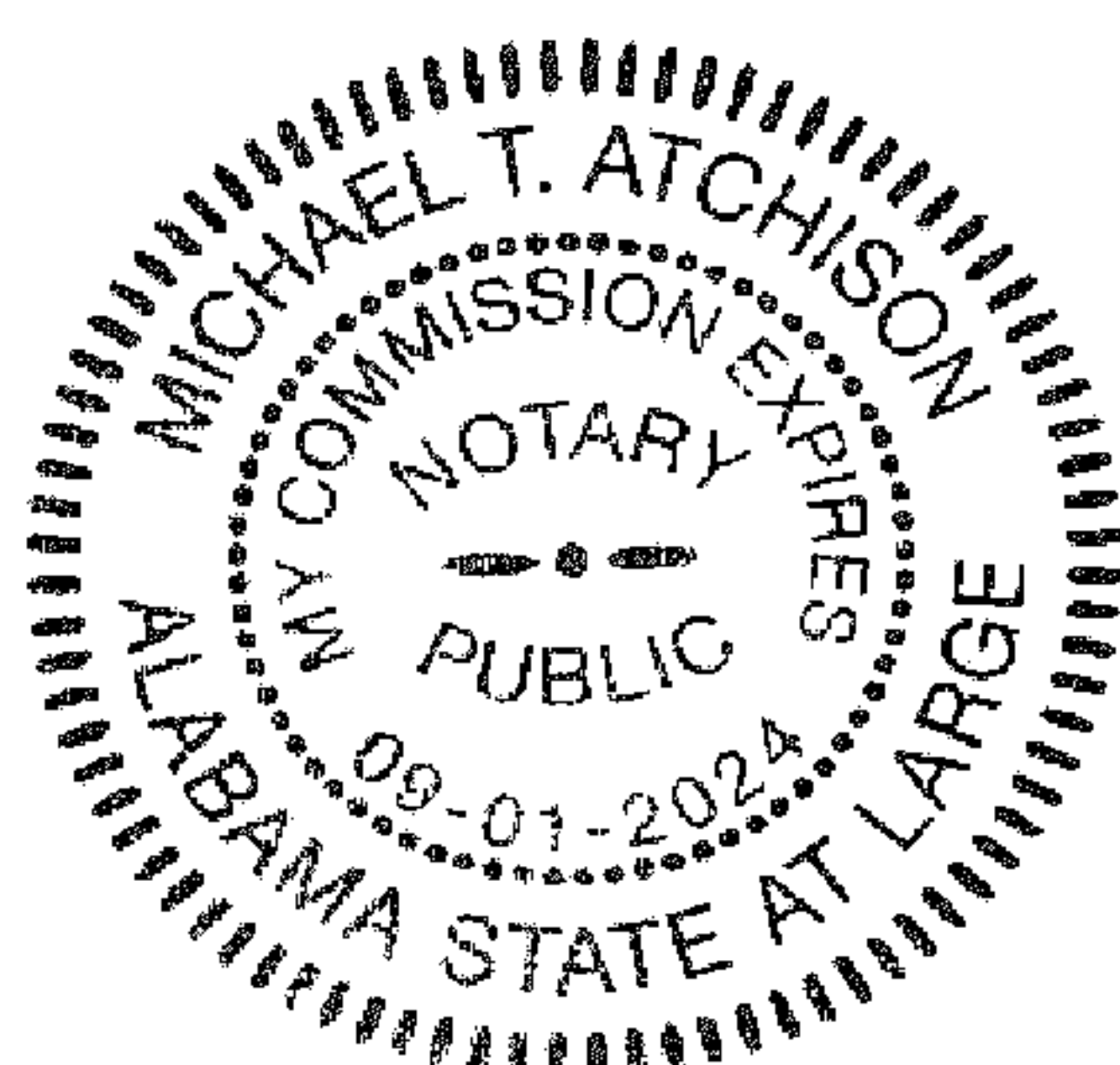


Exhibit "A" – Legal Description

Begin at the Northeast corner of Section 32, Township 20S, Range 4W, Shelby County Alabama. Run West along the North line 300 feet to the point of beginning. Continue West along the North line a distance of 525 feet, turn left 90 degrees and run South to the North right of way of South Shades Crest Road, turn left and run in a north-easterly direction along the north right of way of South Shades Crest Road to the South West Corner of the property conveyed to Jo Ann Bristow. Deed Volume 318 Page 271. Turn Left and run North along the West line of the Bristow Property to the point of beginning.

Begin at the northwest corner of the North-East quarter of North-East quarter of Section 32, Township 20 South, Range 4 West; thence south 88 degrees 55 minutes east along the north boundary of said quarter-quarter section 243.35 feet to point of beginning; thence continue south 88 degrees 55 minutes east along said north boundary 273.34 feet; thence south 1 degree 05 minutes west 1,149.65 feet to the northwest right of way of public road (South Shades Crest Road); thence south 54 degrees 03 minutes 17 seconds west along said northwest right of way 356.72 feet; thence north 0 degrees 08 minutes 19 seconds west 1,334.66 feet to point of beginning

Begin at the Northeast corner of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 32, Township 20 South, Range 4 West and run thence West along the North line of said NE $\frac{1}{4}$ of NE $\frac{1}{4}$ a distance of 300 feet, thence run South and parallel with the East line of said NE $\frac{1}{4}$ of NE $\frac{1}{4}$ to the Northwest right of way boundary of South Shades Crest Road, thence turn left and run in a Northeasterly direction to the Southwest corner of tract of land conveyed to Harry Gene Bristow and Jo Ann Bristow by deed dated September 7, 1974, of record in Deed Book 297, page 873, in the Probate Office of Shelby County, Alabama, thence turn left 59° 36' and run in a Northerly direction along the West line of said tract of land conveyed by said deed a distance of 225 feet to the Northwest corner of the tract of land conveyed by said deed, thence turn right 60° 05' and run along the North line of the tract of land conveyed by said deed a distance of 176 feet to the East line of said NE $\frac{1}{4}$ of NE $\frac{1}{4}$, thence North along such East line to the point of beginning.

Commence at the Northeast corner of the Northeast Quarter of the Northeast Quarter of Section 32, Township 20 South, Range 4 West; thence in a southerly direction along the east boundary of said quarter-quarter section 282.00 feet to the point of beginning; thence continue in a southerly direction along said east boundary 238.00 feet to intersection with the Northwest right-of-way boundary of South Shades Crest Road; thence turn 53° 58' to the right in a southwesterly direction along said northwest right-of-way boundary 150.00 feet; thence turn 120° 24' to the right in a northerly direction 225.00 feet; thence turn 60° 05' to the right in a north-easterly direction 176.00 feet to the point of beginning.

Less and Except:

Commence at the Southwest corner of the Northeast quarter of the Northeast quarter of said Section 32; thence S3°56'06"W, along and with the West line of said quarter-quarter section, 235.89 feet to a one-half inch rebar on the northerly right-of-way margin of South Shades Crest Road; thence N59°35'26"E 176.03 feet to a capped rebar set by Jerry O. Peery; thence N59°07'30"E 123.93 feet to a capped rebar set by Jerry O. Peery; thence N 58°03'25"E 362.88 feet to a capped rebar set by Jerry O. Peery and the point of beginning; thence N31°21'50"W 395.89 feet to a capped rebar set by Jerry O. Peery; thence N58°38'10"E 202.37 feet to a capped rebar set by Jerry O. Peery; thence S31°21'50"E 200.79 feet to a capped rebar set by Jerry O. Peery; thence S58°38'10"W 187.37 feet to a capped rebar set by Jerry O. Peery; thence S31°21'50"E 195.10 feet to a capped rebar set by Jerry O. Peery on the northwesterly right-of-way margin of South Shades Crest Road; thence S58°38'10"W 15.00 feet to the point of beginning, containing 1.000 acres.

and Less and Except:

Commence at the Southwest corner of the Northeast quarter of the Northeast quarter of said Section 32; thence S3°56'06" W, along and with the West line of said quarter-quarter section, 235.89 feet to a one-half inch rebar on the northerly right-of-way margin of South Shades Crest Road; thence N59°35'26"E 176.03 feet to a capped rebar set by Jerry O. Peery; thence N59°07'30"E 123.93 feet to a capped rebar set by Jerry O. Peery; thence N58°03'25"E 362.88 feet to a capped rebar set by Jerry O. Peery; thence N31°21'50"W 395.89 feet to a capped rebar set by Jerry O. Peery; thence N58°38'10"E 202.37 feet to a capped rebar set by Jerry O. Peery; thence S31°21'50" E 200.79 feet to a capped rebar set by Jerry O. Peery and the point of beginning; thence continue S31°21'50"E 195.10 feet to a point on the Northerly right of way margin of the South Shades Crest Road; thence S58°38'10"W 187.37 feet, thence N31°21'50" W 195.10 feet, thence N58°38'10"E 187.37 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/20/2024 02:05:55 PM
\$114.00 PAYGE
20240320000076290

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name *Harry Bristol*
Mailing Address *5356 S. Shades Cr Rd*
Bessemer AL 35027

Grantee's Name *Harry Bristol*
Mailing Address *5356 S Shades Cr Rd*
Bessemer AL 35027

Property Address _____
5356 S Shades Cr Rd
Bessemer AL 35027

Date of Sale *20 March 2024*
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ *85,540.00*

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 *Grant's Interest in children*

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 *20 March 2024*

Print *Harry Bristol*

Unattested _____
(verified by)

Sign *Harry Bristol*
(Grantor/Grantee/Owner/Agent) circle one