

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:
James H. Leeper
Hayley G. Leeper
Leesa N. Wickersham
332 Marigold Rd
Shelby AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **EIGHTY THOUSAND AND NO/00 DOLLARS (\$80,000.00)**, 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, ***Jerry W. Barnes and Kathryn R. Barnes, husband and wife (herein referred to as Grantor)*** grant, bargain, sell and convey unto ***James H. Leeper, Hayley G. Leeper and Leesa N. Wickersham, 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.

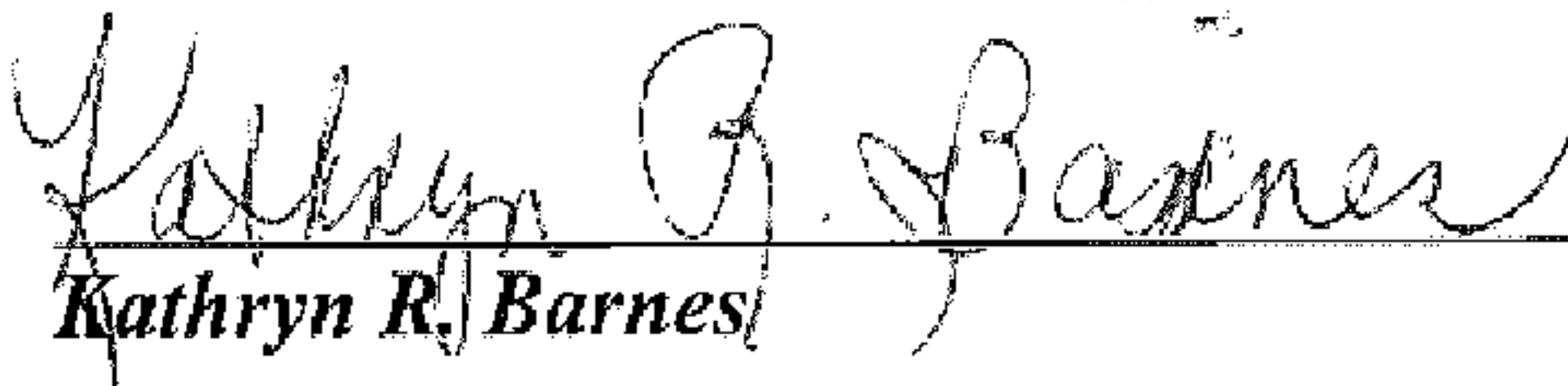
No part of the homestead of the Grantor herein or spouse, if any.

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 25th day of March 2024.

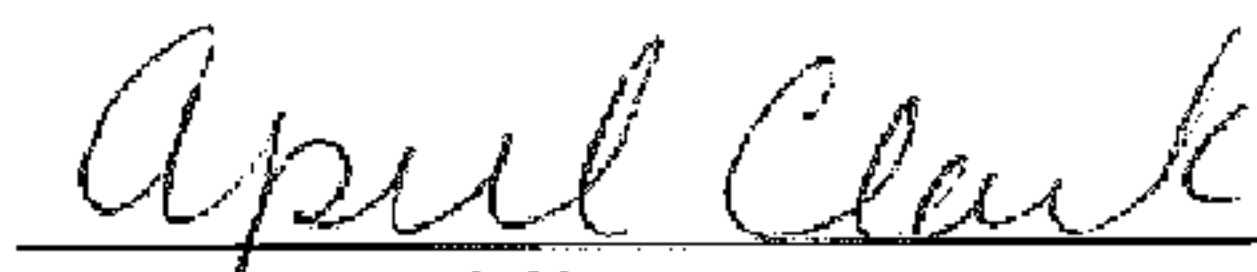

Jerry W. Barnes


Kathryn R. Barnes

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***Jerry W. Barnes and Kathryn R. Barnes***, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of March 2024.


Notary Public
My Commission Expires: 9-1-2024

\$80,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

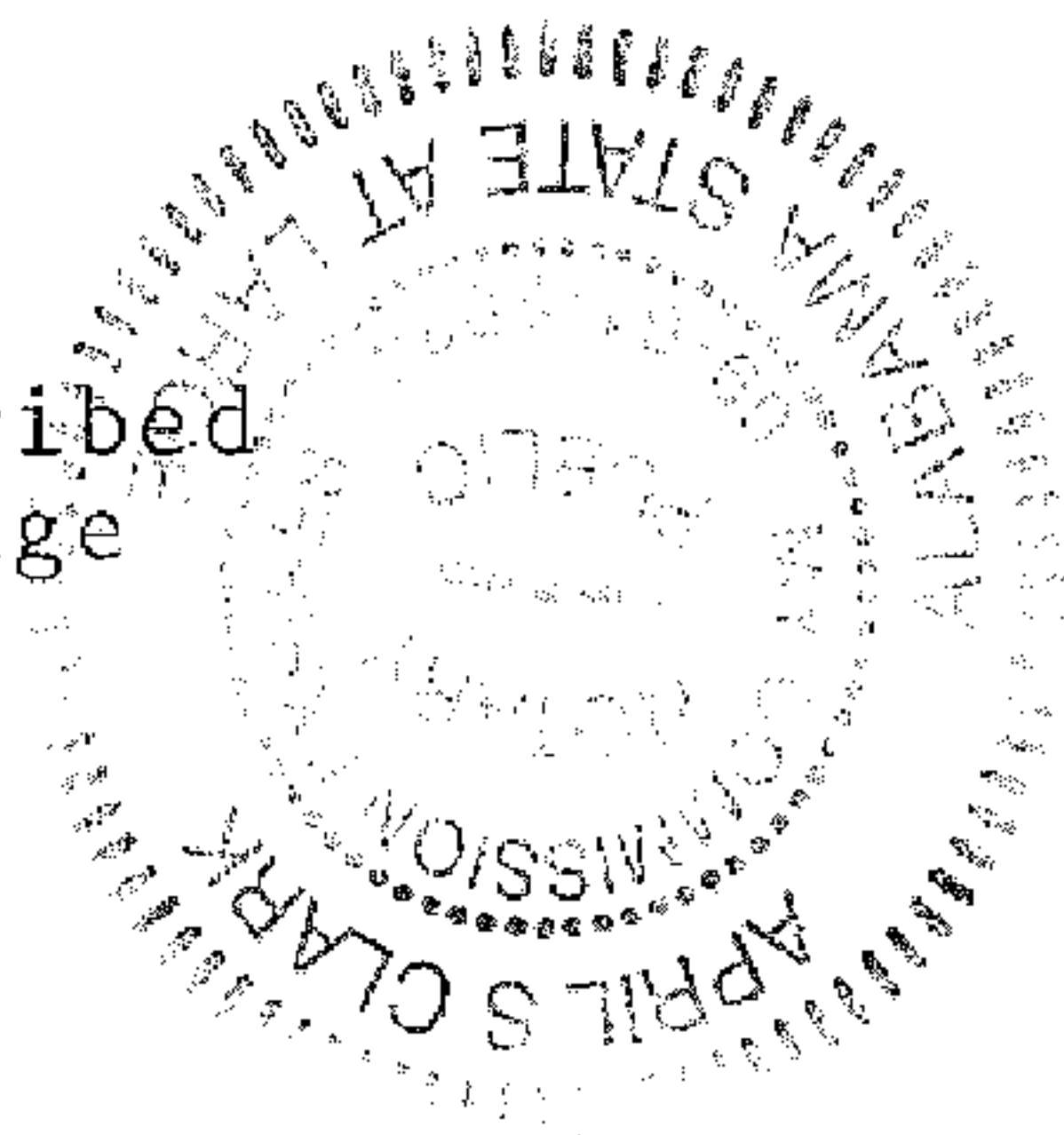


Exhibit "A" – Legal Description

ALSO:

Lot numbers 1-5, in Block 136 according to Safford's Map of Shelby, Alabama and being shown on the records of the Tax Collector and Tax Assessor records in Shelby, Alabama as Parcel 30-4-18-3-002-018, being located in Section 18, Township 22 South, Range 1 East, deed dim 120' x 125', DB 223, Page 724, Beat 1, Shelby County, Alabama.

ALSO

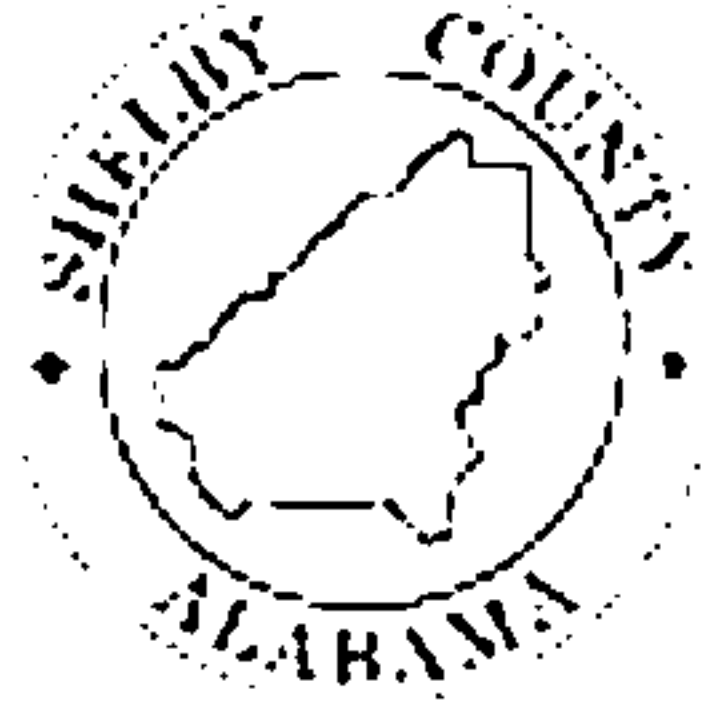
Saffords-Shelby Lots 6, 7, 8, 9 & 10, Block 136, Map Book 3, Page 47, Section 18, Township 22 South, Range 1 East, Shelby County, Alabama, deed dim 120' x 75' and 50' x 120', Deed Book 222, Page 574, 3/21/62, Beat 1.

ALSO:

A part of Section 18, Township 22 South, Range 1 East, described as follows: To find the Point of Beginning start at the Northeast corner of Block 136, according to Safford's Map of the Town of Shelby; Thence Northward along the extension Northwardly of East line of said Block 136, a distance of 80 feet to a point of which is the Point of Beginning; Thence continue along same line for 423.60 feet to a point 205 feet South of the South line of the Right-of-Way of L&N Railroad, Thence turn an angle of 123 degrees left and along said RR Right-of-Way 129.80 feet for Point of Beginning of said land survey, Thence continue on same line for 165 feet, Thence turn an angle of 67 degrees left for 140 feet, Thence turn an angle of 103 degrees 34 minutes left and along South side of road for 165 feet, Thence turn an angle of 82 degrees 40 minutes for 192.00 feet to Point of Beginning.

ALSO:

A part of Section 18, Township 22 South, Range 1 East, described as follows: To find the Point of Beginning, start at the Northeast corner of Block No. 136, according to Safford's Map of the Town of Shelby dated 1890; Thence Northwardly along the extension Northwardly to the East line of said Block 136, a distance of 80 feet to a point which is the Point of Beginning; Thence continue Northwardly along said extension Northwardly a distance of 423.6 feet to a point which is 205 feet South of the South line of the Right-of-Way of the L&N Railroad, measured along the extension Northwardly of the East line of said Block 136; Thence Westwardly parallel to the South line of said L&N Right-of-Way a distance of 129.8 feet; Thence Southwardly 192 feet; Thence Westwardly 165 feet; Thence Southwardly parallel to the extension Northwardly of the East line of said Block 136; a distance of 125 feet to a point 80 feet North of the North line of said Block 136; Thence Eastwardly parallel to and 80 feet North of the North line of said Block 136, a distance of 251 feet to the Point of Beginning and containing 1.4 acres more or less.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/27/2024 09:20:12 AM
 \$30.00 BRITTANI
 20240327000082540

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 Jerry W. Barnes
 Mailing Address 5568 Hwy 61
Wilsonville AL
35186

Grantee's Name James H. Leeper
 Mailing Address 332 Marigold Rd
Shelby AL 35143

Property Address 332 Marigold Rd
Shelby AL 35143

Date of Sale 3/25/24
 Total Purchase Price \$ 80,000.00

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ _____

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 _____

Print James H. Leeper

Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1