

**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:*  
**Phyllis H. Black**  
939 Timberline Cir  
Calera AL 35040

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**  
**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, ***The Estate of Douglas Victor Black, PR-2024-000179, Shelby County, Alabama*** (herein referred to as ***Grantors***), grant, bargain, sell and convey unto, ***Phyllis H. Black*** (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:**

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.

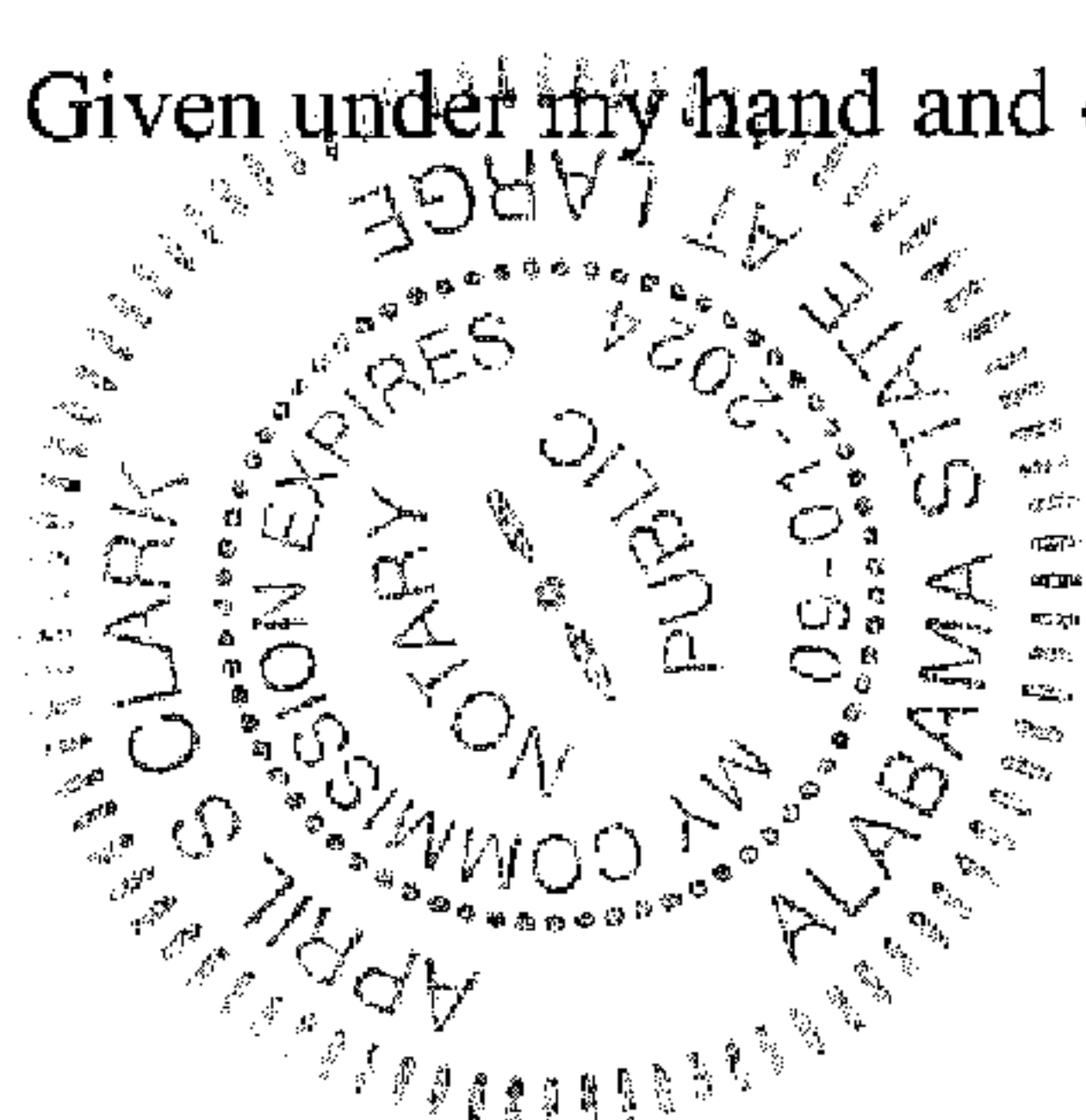
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 13<sup>th</sup> day of April, 2024.

\_\_\_\_\_  
***Phyllis H. Black PR***  
**The Estate of Douglas Victor Black**  
**PR-2024-000179, Shelby County, Alabama**  
**By: Phyllis H. Black, Personal Representative**

**STATE OF ALABAMA)**  
**COUNTY OF Shelby)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Phyllis H. Black as Personal Representative of The Estate of Douglas Victor Black, PR-2024-000179, Shelby County, Alabama***, 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 13<sup>th</sup> day of April, 2024.



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

**EXHIBIT A – LEGAL DESCRIPTION**

A parcel of land situated in the NW ¼ of the NW ¼ of Section 25, Township 19 South, Range 3 West, and the SW ¼ of the SW ¼ of Section 24, Township 19 South, Range 3 West, all in Shelby County, Alabama, more particularly described as follows:

Commence at the NW corner of Section 25; thence East along the North line thereof of a distance of 650.09 feet to the point of beginning; thence right 89 deg. 05 min. and run in a Southerly direction a distance of 179.87 feet to a point on the Northeast right of way line of Old Highway No. 31; thence left 28 deg. 02 min. and run Southeast along right of way line a distance of 56.23 feet; thence left 85 deg. 31 min. 52 sec. and run Northeast 227.73 feet; thence left 94 deg. 28 min. 08 sec. and run Northwest a distance of 225.82 feet; thence 87 deg. 13 min. left and run Southwest a distance of 142.67 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Part of the NW 1/4 of the NW 1/4 of Section 25, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:  
From the NW corner of said NW 1/4 of the NW 1/4 of Section 25, run in an easterly direction along the North line of said 1/4-1/4 Section for a distance of 500.48 feet, more or less, to a point of intersection with the centerline of the existing Old Highway #31, being the point of beginning; thence continue in an easterly direction along said North line for a distance of 149.61 feet to an existing iron pin; thence turn an angle to the right of 89° 05' and run in a southerly direction for a distance of 284.52 feet, more or less, to a point of intersection with the centerline of the existing Old Highway #31; thence turn an angle to the right 152° 27' 49" and run in a northwesterly direction along said centerline of Old Highway #31 for a distance of 323.57 feet, more or less, to the point of beginning. Less and except any part lying in the road right of way of said Old Highway #31; being 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 Doug Black Est  
 Mailing Address 939 Timberline Cir  
Culera AL 35040

Grantee's Name Phyllis H Black  
 Mailing Address 939 Timberline Cir  
Culera AL 35040

Property Address 1927 Old Hwy 31  
Birmingham

Date of Sale \_\_\_\_\_  
 Total Purchase Price \$ \_\_\_\_\_

or  
 Actual Value \$ \_\_\_\_\_

or  
 Assessor's Market Value \$ 261,290.00

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 Phyllis H. Black

Unattested

(verified by)

Sign

Phyllis H. Black

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/12/2024 10:53:58 AM  
 \$289.50 JOANN  
 20240412000105010

Allie S. Bayl