

SEND TAX NOTICE TO:
Scott C. Niemeth and Kristin L. Niemeth
1070 Overland Rd
Montevallo, Alabama 35115

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **Three Hundred Forty Five Thousand Eight Hundred dollars & no cents (\$345,800.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Julianne Wilson, an unmarried woman

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

Scott C. Niemeth and Kristin L. Niemeth

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the SW 1/4 of Section 22, Township 22 South, Range 3 West, described as follows: Beginning at the SW corner of the NE 1/4 of the SW 1/4 of Section 22, go North 89 deg. 37 min. East along the South boundary of said 1/4-1/4 Section 650.37 feet; thence South 39 deg. 53 min. East for 34.60 feet to the North boundary of Highway 12; thence North 50 deg. 08 min. E along said North boundary for 60.85 feet; thence North 39 deg. 35 min. West for 199.64 feet; thence North 50 deg. 25 min. East for 200.00 feet; then North 39 deg. 35 min. West for 301.15 feet; thence North 50 deg. 25 min. East for 350.00 feet to the Southerly boundary of Overland road; thence North 39 deg. 35 min. West along said Southerly boundary for 3.25 feet to the beginning of a curve to the left having a central angle of 82 deg. 47 min. and a radius of 163.19 feet; thence along the arc of said curve 235.78 feet to the point of tangency; thence South 57 deg. 38 min. West along said Southerly boundary for 122.56 feet to the beginning of a curve to the right having a central angle of 21 deg. 22 min. and a radius of 223.18 feet; thence along the arc of said curve 83.27 feet; thence South 26 deg. 08 min. West for 247.21 feet; thence South 43 deg. 02 min. East for 42.78 feet; thence South 45 deg. 14 min. West for 283.58 feet; thence North 43 deg. 02 min. West for 311.73 feet to the Easterly boundary of Hidden Valley Subdivision; thence South 45 deg. 14 min. West along said Easterly boundary 364.65 feet; thence South 56 deg. 44 min. East for 388.25 feet to the point of beginning; being situated in Shelby County, Alabama. Subject to a 40 foot wide drive easement as recorded in Deed Book 357, Page 439 in the Probate Office of Shelby County, Alabama.

Chris Mathis Wilson, a joint grantee in Instrument No. 20190523000176240, has died on 6/7/2021

\$145,800.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
CBT File #2402089

Subject to:

Taxes for the year 2024 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any


Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, 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, 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 persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), April 12, 2024.

 (Seal)
Julianne Wilson

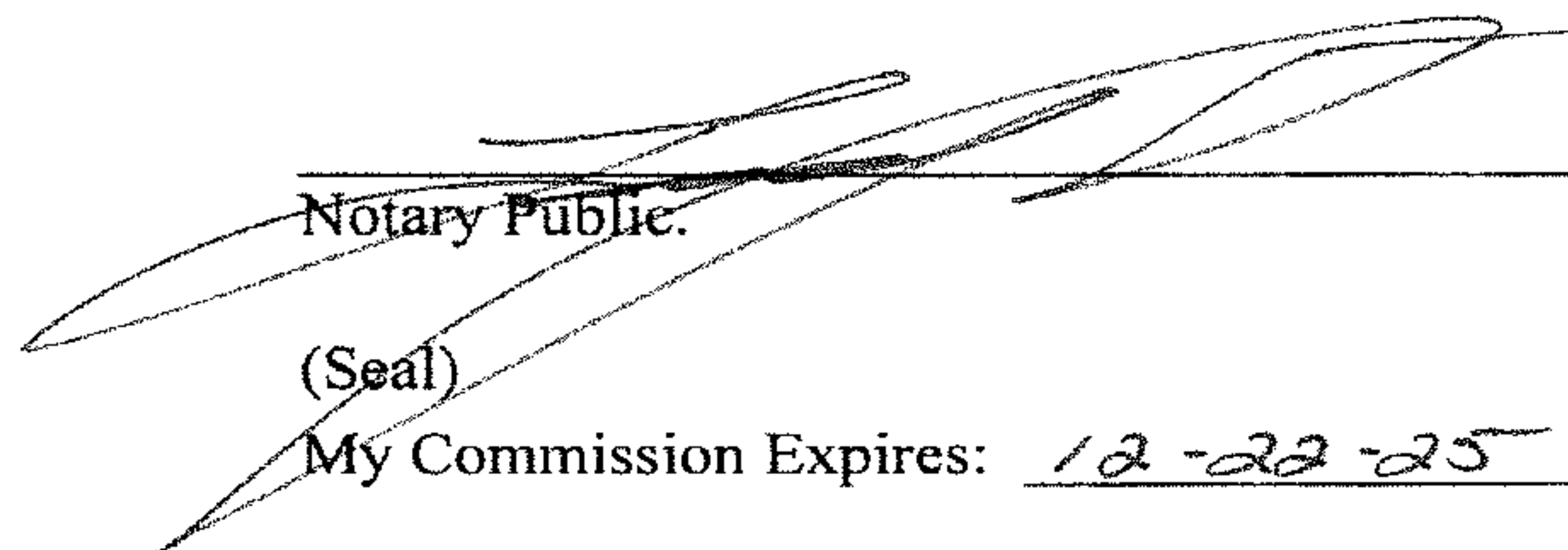
STATE OF ALABAMA

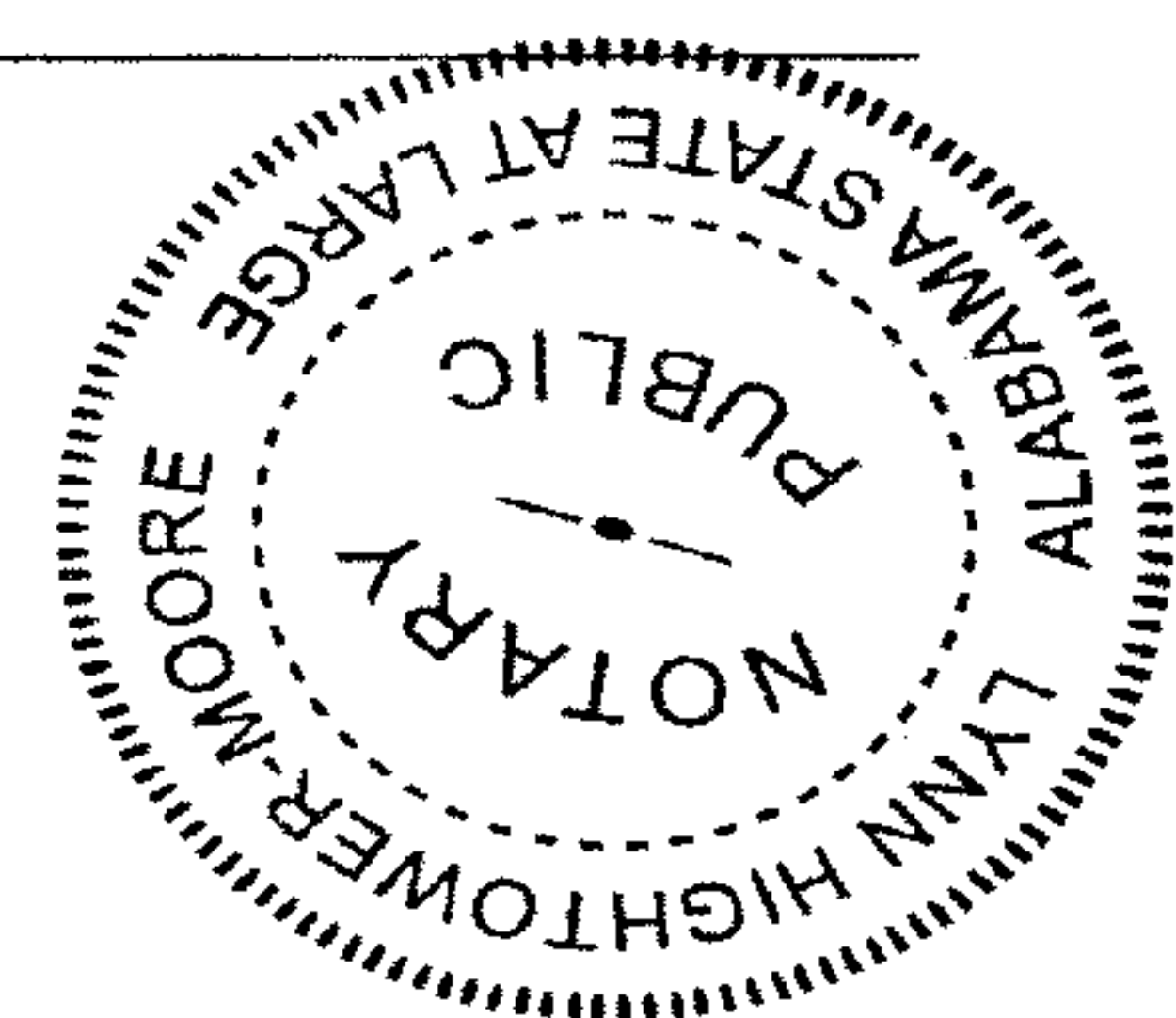
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Julianne Wilson, an unmarried woman**, 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of April, 2024


Notary Public.
(Seal)
My Commission Expires: 12-22-25





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/17/2024 08:48:32 AM
 \$228.00 JOANN
 20240417000111170

Allen S. Bayl

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Julianne Wilson

Grantee's Name Scott C. Niemeth and Kristin L. Niemeth

Mailing Address 304 Toop Dr.
 Fortson, Georgia 31808

Mailing Address 1070 Overland Rd
 Montevallo, Alabama 35115

Property Address 1070 Overland Rd,
 Montevallo, Alabama 35115

Date of Sale 04/12/2024

Total Purchase Price \$345,800.00

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

X _____ 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 4/12/2024

Print ~~Scott C. Niemeth~~ Michelle Sheffield

[Signature]
 Unattested

[Signature]
 (verified by)

Sign *[Signature]*
 (Grantor/Grantee/Owner/Agent) circle one