

Poor Quality

This Instrument was Prepared by:

Send Tax Notice To: Larry Pickett

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 36051

File No.: S-24-29721

### WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Twenty Five Thousand Dollars and No Cents (\$25,000.00), 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, The Estate of Johnny Lowell Brown, deceased, Probate Case PR-2021-000995, in the Probate Office of Shelby County, Alabama, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Larry Pickett, (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 2024 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 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 Grantee, his, her or their heirs and assigns forever.

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 13 day of April, 2024.

THE ESTATE OF JOHNNY LOWELL BROWN,  
DECEASED, PROBATE CASE PR-2021-000995, IN  
THE PROBATE OFFICE OF SHELBY COUNTY,  
ALABAMA

Monica Brown  
Monica Brown  
Personal Representative

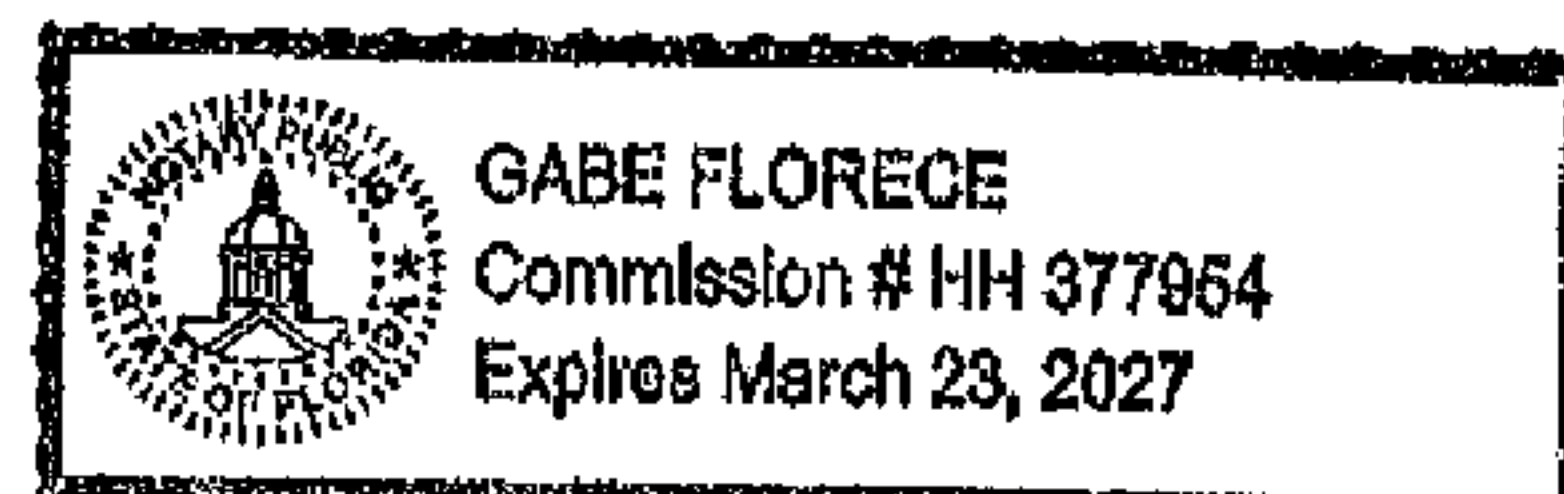
State of Florida

County of Duval

I, Gabe Florece, a Notary Public in and for the said County in said State, hereby certify that Monica Brown as Personal Representative of The Estate of Johnny Lowell Brown, deceased, Probate Case PR-2021-000995, in the Probate Office of Shelby County, Alabama, 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 13 day of April, 2024.

Gabe Florece  
Notary Public, State of Florida  
Gabe Florece  
My Commission Expires: September 01, 2024 GF  
March 23, 2027



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Beginning at a point on the East 40-foot right of way line of the L & N Railroad Company, being marked by an iron pipe (said point being the Northwest corner of the Alfred McClanahan lot); thence run North 23 degrees 54 minutes West along the said East 40-foot right of way line of L & N Railroad a distance of 482.34 feet to a point; thence turn an angle of 90 degrees to the right and run North 88 degrees 06 minutes East a distance of 135.02 feet to a point on the Southwest 40-foot right of way line of Columbiana-Shelby Road; thence turn an angle of 93 degrees 34 minutes to the right and run South 20 degrees 20 minutes East along said right of way line a distance of 94.81 feet to a point; thence turn an angle of 1 degrees 12 minutes to the left and run South 21 degrees 32 minutes East along said right of way line a distance of 427.18 feet to a point; thence turn an angle of 107 degrees 47 minutes to the right and run in a Northwesterly direction a distance of 118.47 feet to the point of beginning. Said parcel of land is lying in the SE 1/4 of the SW 1/4, Section 36, Township 21 South, Range 1 West, 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	The Estate of Johnny Lowell Brown, deceased, Probate Case PR-2021-000995, in the Probate Office of Shelby County, Alabama	Grantee's Name	Larry Pickett
Mailing Address		Mailing Address	<u>115 Nelson Walker Rd</u> <u>Columbiana, AL</u> <u>35051</u>
Property Address	<u>0 Hwy 47</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>April 12, 2024</u>
		Total Purchase Price	<u>\$25,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 April 10, 2024

Print The Estate of Johnny Lowell Brown, deceased,  
Probate Case PR-2021-000995, in the Probate  
Office of Shelby County, Alabama

**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**04/19/2024 02:30:37 PM**  
**\$53.00 BRITTANI**  
**20240419000114540**

Form RT-1

*Allen S. Bayal*

