



20240424000119520 1/2 \$178.00
Shelby Cnty Judge of Probate, AL
04/24/2024 02:42:02 PM FILED/CERT

This instrument was prepared by:
Ramona J. Morrison
Morrison Honea, LLC
101 North Main Street
Post Office Box 278
Columbiana, AL 35051

SEND TAX NOTICE TO:
Brayden Denson & Ted E. Denson
506 Highway 25
Sterrett, Alabama 35147

Title Not Searched By Preparer

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I, SHARON DENSON HOWARD, a married woman (hereinafter referred to as "Grantor"), do hereby grant, bargain, sell and convey all right, title, and interest unto BRAYDEN DENSON, an unmarried man, and TED E. DENSON, a married man (hereinafter referred to as "Grantees"), their heirs and assigns forever, in fee simple, the following described real estate, situated in Shelby, Alabama, to wit:

All of that part of the hereinafter described parcels of real property lying on the North side of Old Mill Road, said parcels of real property being described as follows:

Township 18 South, Range 1 East
Section 24: All that part of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$, NW $\frac{1}{4}$ of NE $\frac{1}{4}$, and SE $\frac{1}{4}$ of NE $\frac{1}{4}$ lying between the Central of Georgia Railroad and State Highway No. 25. Also, all the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ lying South and West of State Highway No. 25. Both tracts containing a total of 30 acres, more or less.

The above-described land is subject to any previous, legally valid and recorded easements, right of way, reservations and exceptions.

This instrument is prepared without evidence of title.

TO HAVE AND TO HOLD to the said Grantees, in fee simple, their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

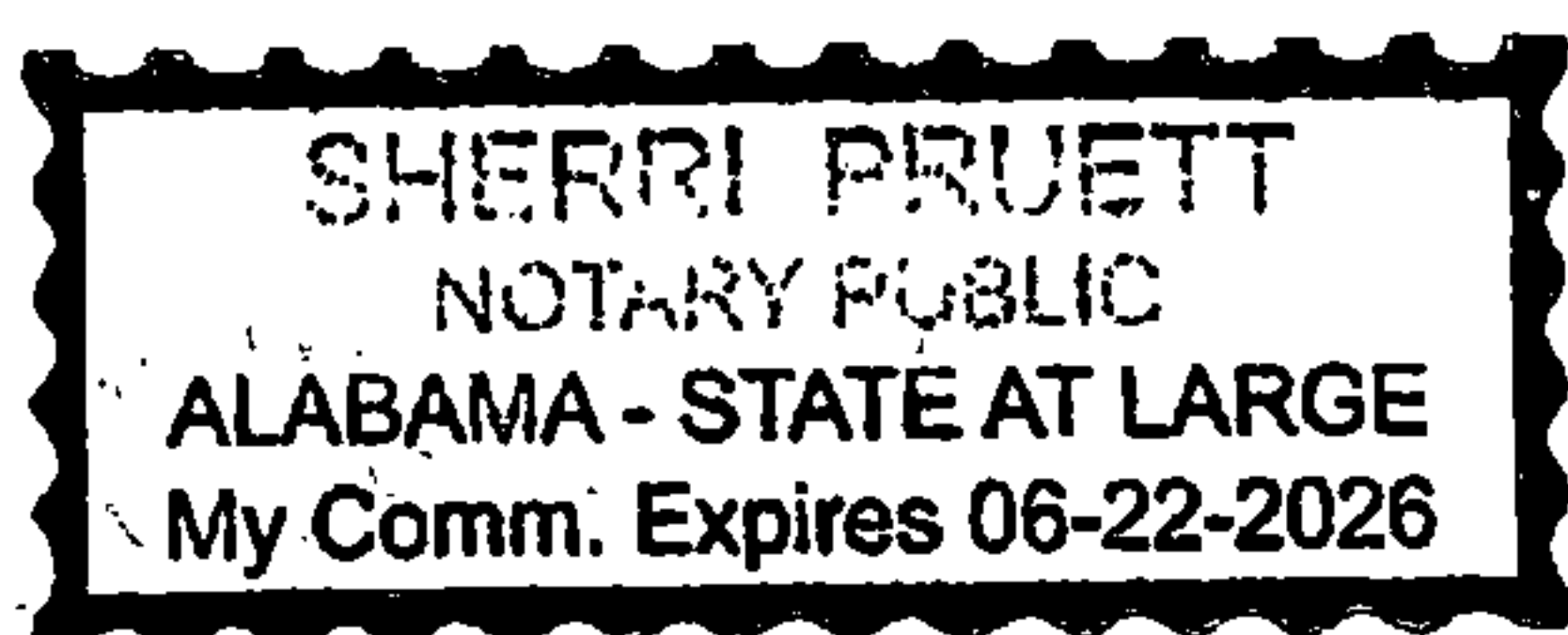
IN WITNESS WHEREOF, we have hereunto set our hand and seal, this the 24th day of April, 2024.

Sharon Denson Howard
SHARON DENSON HOWARD

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SHARON DENSON HOWARD, a married woman, 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 24th day of April, 2024.



Sherri Pruett
Notary Public
My Commission Expires: 6/22/26

Shelby County, AL 04/24/2024
State of Alabama
Deed Tax: \$153.00

Real Estate Sales Validation Form

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

Grantor's Name Sharon Denson Howard
Mailing Address 50624 Hwy 25
Sturrott AL 35147

Grantee's Name Ted Denson / Brayden Denson
Mailing Address 2086 Springfield Dr
Chicksee AL 35864

Property Address 50624 Hwy 25
Sturrott AL 35147

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 152,530

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 any.

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 Ted Denson

☐ Unattested

Sign Ted Denson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one