

20240606000168390
06/06/2024 10:40:47 AM
DEEDS 1/3

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Ryan Alexander Branch
9640 South Main Street
Wilsonville, AL 35186

STATE OF ALABAMA
SHELBY COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$165,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Jonathan Dalston Grisham, an unmarried man** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Ryan Alexander Branch** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Commence at the Northeast corner of the NE 1/4 of the Se 1/4 of Section 1, Township 21 South, Range 1 East thence run South 65 deg. 30 min. West a distance of 138.40 feet to a concrete post on the East right-of-way line of County Highway #61 and the West line of We river road; thence run South 22 deg. 32 min. West along the East right of way line of said County Highway #61 a distance of 247.48 feet to a point, thence run South 22 deg. 20 min. West a distance of 180.0 feet to the point of beginning; thence turn an angle of 98 deg. 51 min. to the left and run a distance of 154.47 feet to a point; thence turn an angle of 83 deg. 30 min. 30 sec. to the right and run a distance of 85.80 feet to a point thence turn an angle of 96 deg. 29 min. 30 sec. to the right and run a distance of 184.80 feet to a point on the Southeast 30 ft. right-of-way line of said County Highway #61; thence run Northeasterly along said right-of-way line along a curve to the left a distance of 87.83 feet to the point of beginning. Said parcel of land is lying in the NE 1/4 of SE 1/4, Section 1, Township 21 South, Range 1 East. Situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that

GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 5th day of June, 2024.


Jonathan Dalston Grisham

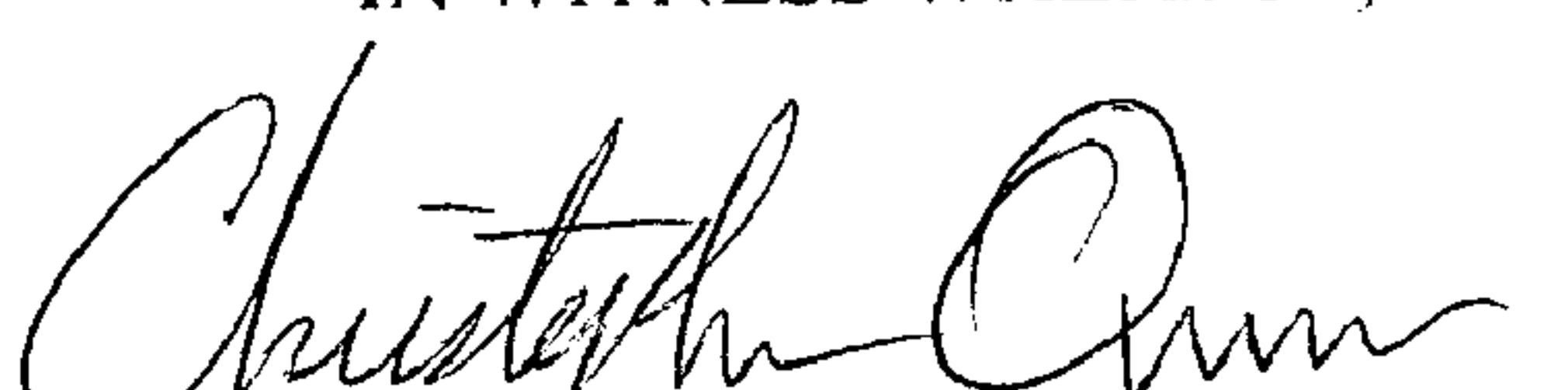
STATE OF ALABAMA
Shelby COUNTY

}

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Jonathan Dalston Grisham**, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of June, 2024.


Notary Public
My Commission Expires: 7/13/25

CHRISTOPHER OWENS
Notary Public, Alabama State at Large
My Commission Expires July 13, 2025

Real Estate Sales Validation Form

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

File#: E-6632

Grantor's Name

Jonathan Dalston Grisham
9640 South Main Street
Wilsonville, AL 35186

Grantee's Name

Ryan Alexander Branch
9640 South Main Street
Wilsonville, AL 35186

Mailing Address

9640 South Main Street
Wilsonville, AL 35186

Date of Sale

June 5, 2024

Total Purchase Price

\$165,000.00

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 Appraisal
 Sales Contract Other:
 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 or the assessor's current market value.

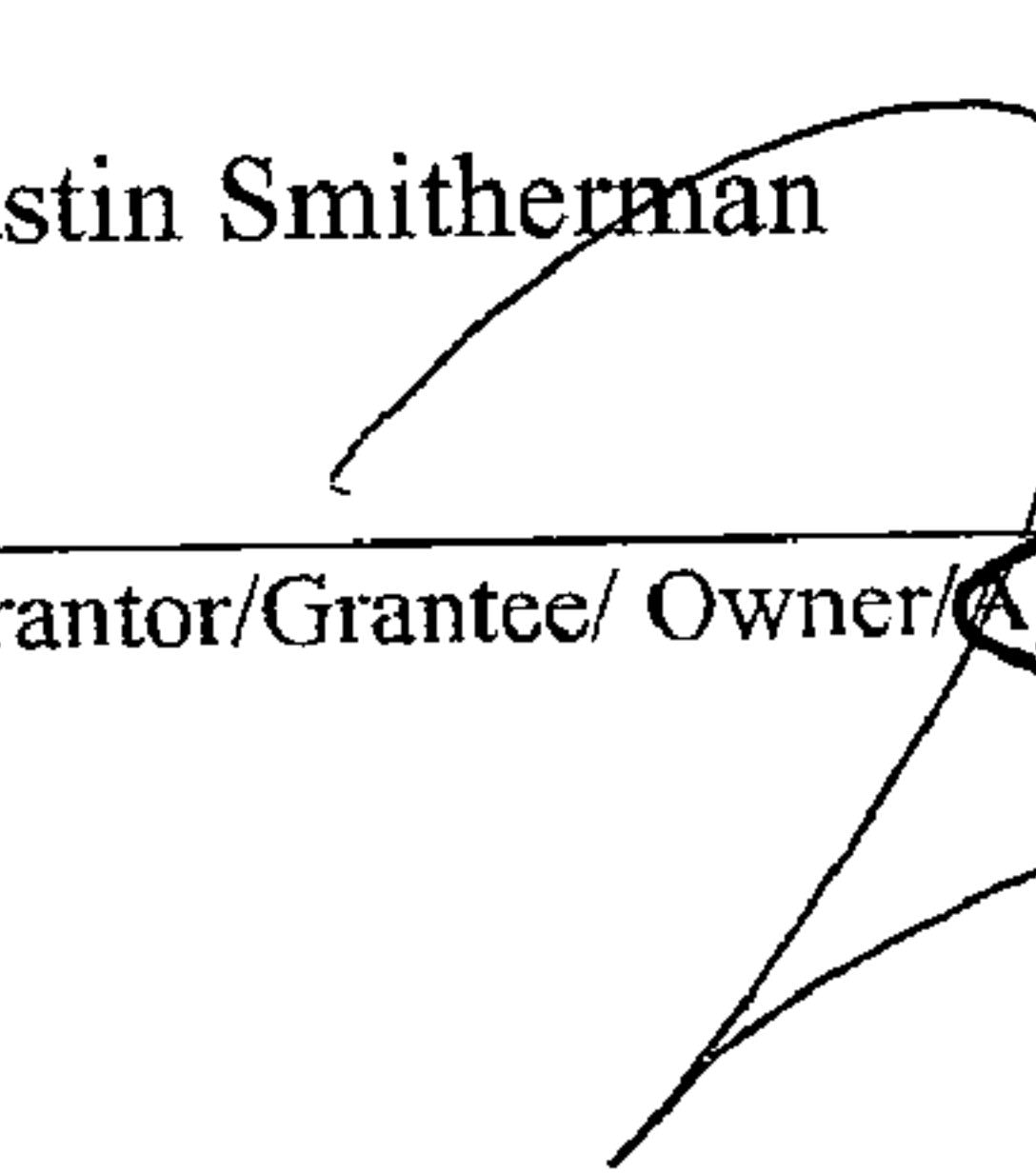
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 June 5, 2024

Print: Justin Smitherman

Sign


 (Grantor/Grantee/ Owner/Agent) circle one

Unattested

(verified by)

Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

06/06/2024 10:40:47 AM

\$29.00 JOANN

20240606000168390

Allen S. Boyd

Form RT-1

