

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:
Mary Beth Wilbanks
198 N. Timothy Dr.
Columbiana, AL 35051

WARRANTY DEED



20240610000172540 1/3 \$341.00
Shelby Cnty Judge of Probate, AL
06/10/2024 03:58:26 PM FILED/CERT —

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THREE HUNDRED THIRTEEN THOUSAND DOLLARS AND ZERO CENTS (\$313,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Steve E. Wilbanks, a single man** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Mary Beth Wilbanks** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description

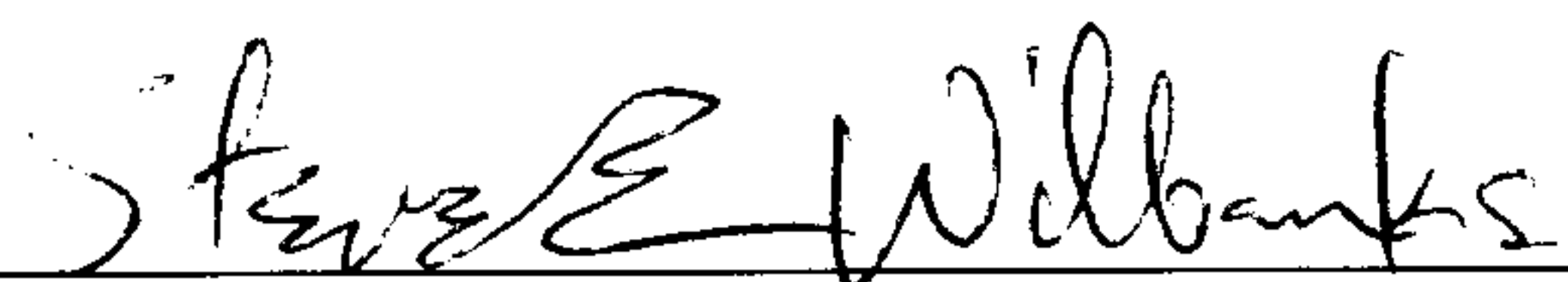
SUBJECT TO:

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 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, 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 3rd day of March 2024.

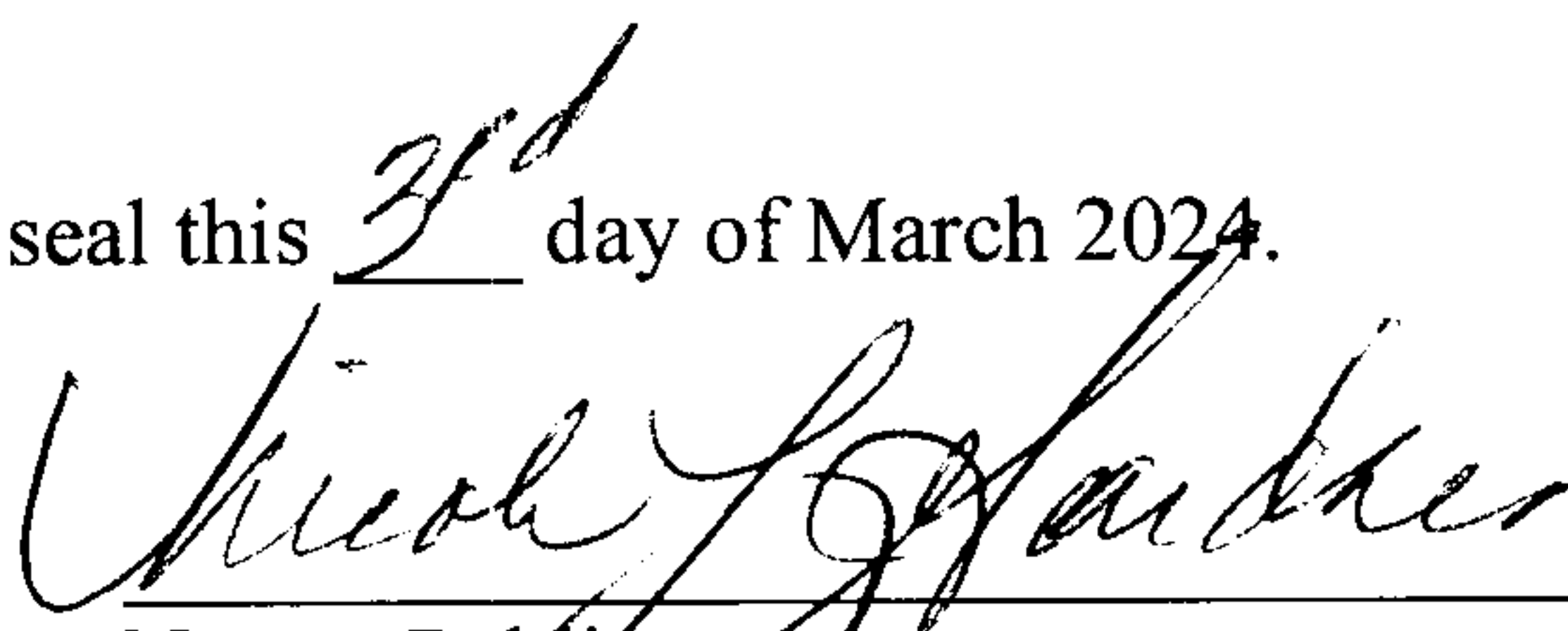


Steve E. Wilbanks

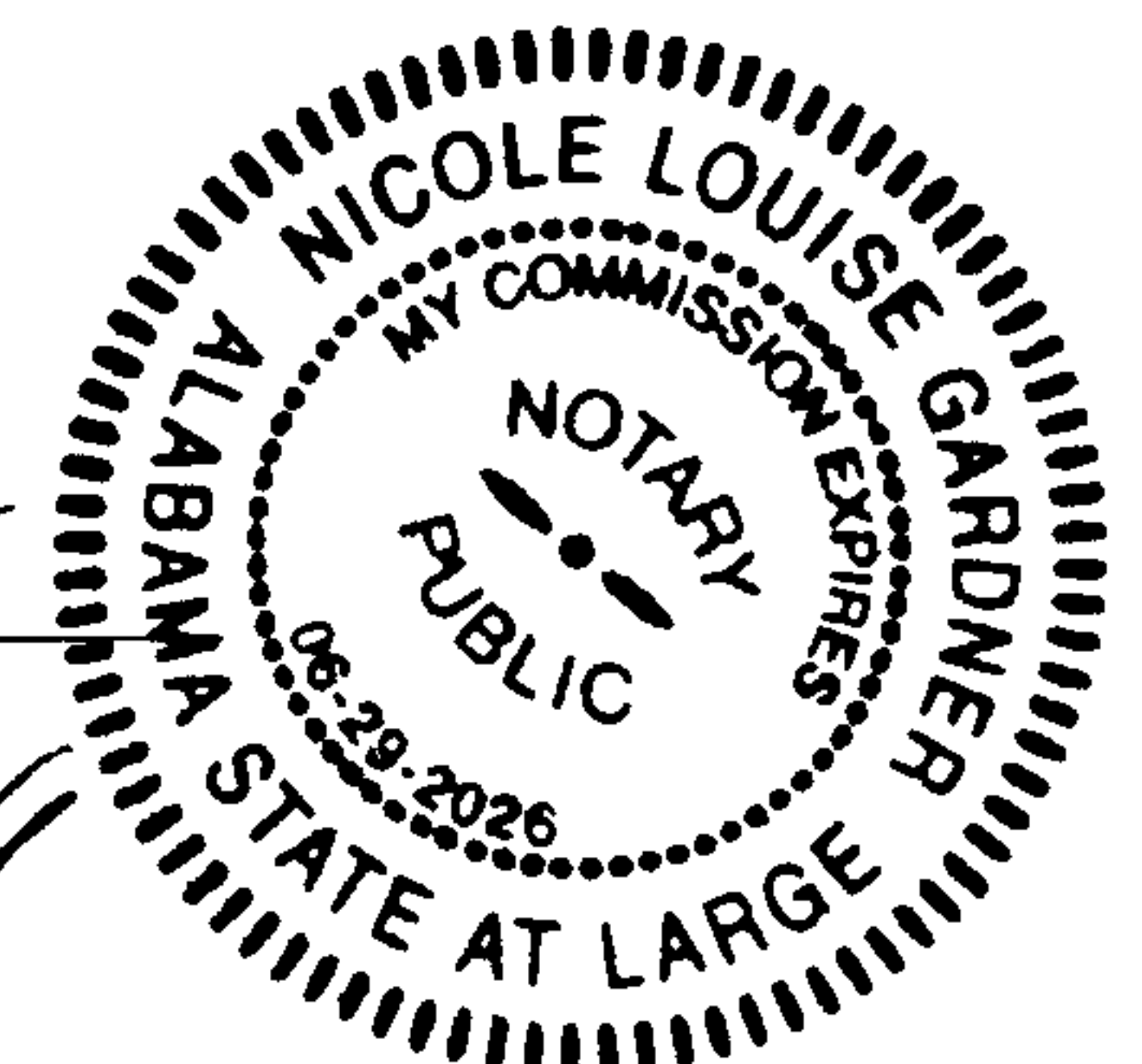
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Steve E. Wilbanks**, 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, her executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of March 2024.



Notary Public
My Commission Expires 06-29-2026



Shelby County, AL 06/10/2024
State of Alabama
Deed Tax: \$313.00

Exhibit "A"
Legal Description



20240610000172540 2/3 \$341.00
Shelby Cnty Judge of Probate, AL
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Commence at the NE corner of Lot 4A of a resurvey of Lots 1 through 10 of the First Addition to Triple Springs Second Sector, as recorded in Map Book 7, Page 39, in the Office of Judge of Probate in Shelby County, Alabama, said point also being the point of beginning; thence North 78 degrees 35 minutes 44 seconds West along the North line of said Lot 4A a distance of 180.78 feet to the NW corner of said Lot 4A; thence North 0 degrees 34 minutes 13 seconds East a distance of 26.00 feet; thence North 28 degrees 58 minutes 4 seconds East a distance of 110.36 feet; thence South 89 degrees 42 minutes 36 seconds East a distance of 108.29 feet; thence South 0 degrees 17 minutes 27 seconds West a distance of 147.0 feet to the point of beginning

Together with an easement for ingress, egress, and utilities more particularly described as follows: Commence at the NE corner of Lot 4A of a Resurvey of Lots 1 through 10 of First Addition to Triple Springs, Second Sector, as recorded in Map Book 7, Page 39, in the Office of the Judge of Probate of Shelby County, Alabama, said point also being the point of beginning of an ingress, egress, and utility easement; thence North 01 degrees 17 minutes 27 seconds East a distance of 30.57 feet; thence South 78 degrees 35 minutes 44 seconds East a distance of 50.96 feet; thence South 0 degrees 17 minutes 27 seconds West a distance of 30.57 feet; thence North 78 degrees 35 minutes 44 seconds West a distance of 50.96 feet to the point of beginning.



20240610000172540 3/3 \$341.00
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Real Estate Sales Validation Form

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

Grantor's Name Mary Beth Wilbanks
Mailing Address 198 N. Timothy Dr
Columbiana AL
35051

Grantee's Name Mary Beth Wilbanks
Mailing Address 198 N. Timothy Dr
Columbiana AL
35051

Property Address 198 N. Timothy Dr.
Columbiana AL
35051

Date of Sale 4-3-24
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ \$313,000.00

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 Pursuant to divorce

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 4/3/2024

Print Mary Beth Wilbanks

Sign MBW:banks

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one