

VALUE:\$ _____

SEND TAX NOTICE TO:
Isaiah Hileman

This instrument was prepared by:
Mark B. Wilson, LLC
P. O. Box 69
Chelsea, AL 35043



20240813000252860 1/4 \$143.00
Shelby Cnty Judge of Probate, AL
08/13/2024 11:10:51 AM FILED/CERT

GENERAL WARRANTY DEED (JTWRs)

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, IBRENDA JOHNSON GARRETT, a widowed woman, JUDY C. AUTRY, a widowed woman, and AMANDA HILEMAN, a married woman, (hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto ISAAH HILEMAN and AMANDA HILEMAN (hereinafter referred to as "Grantees") for and during their joint lives and upon the death of either of them to the survivor of them in fee simple, all their right, title and interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto and become part hereof as if set out in full

This instrument prepared without evidence of title condition or survey. There is no representation as to the title or matters which might be revealed by survey, inspection or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives, and upon death of either of them then to the survivor of them, in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 (we) 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, I have hereunto set my hand(s) and seal(s), this ____ day of August, 2024.

Signature page to follow

Shelby County, AL 08/13/2024
State of Alabama
Deed Tax:\$111.00



20240813000252860 2/4 \$143.00
Shelby Cnty Judge of Probate, AL
08/13/2024 11:10:51 AM FILED/CERT

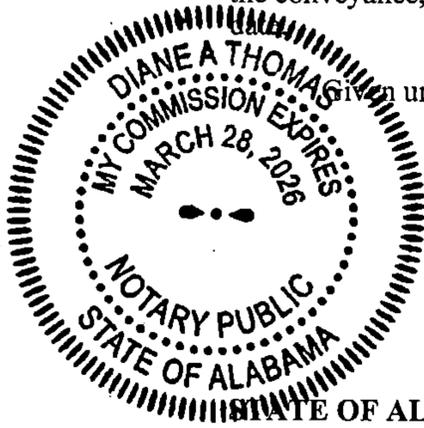
Brenda Johnson Garrett
Brenda Johnson Garrett

Judy C. Autry
Judy C. Autry

Amanda Hileman
Amanda Hileman

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brenda Johnson Garrett, a widowed 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, Brenda Johnson Garrett executed the same voluntarily on the day the same bears



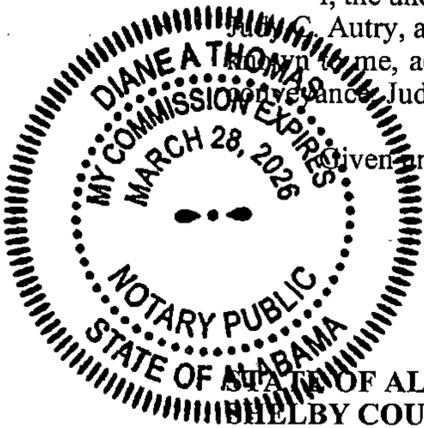
given under my hand and official seal this 13 day of Aug, 2024.

Diane A Thomas

Notary Public
My Commission Expires: 3/28/26

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Judy C. Autry, a widowed 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, Judy C. Autry, executed the same voluntarily on the day the same bears date.



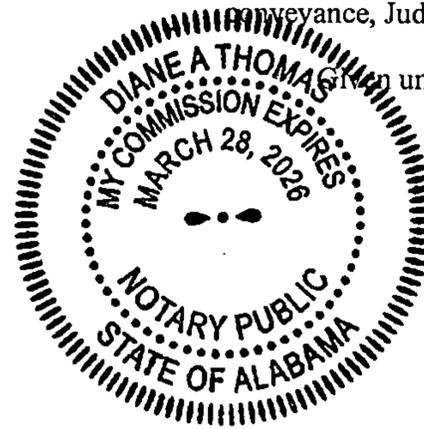
given under my hand and official seal this 13 day of Aug, 2024.

Diane A Thomas

Notary Public
My Commission Expires: 3/28/26

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amanda Hileman, 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, Judy C. Autry, executed the same voluntarily on the day the same bears date.



given under my hand and official seal this 13 day of Aug, 2024.

Diane A Thomas

Notary Public
My Commission Expires: 3/28/26

EXHIBIT A


20230713000209550 2/3 \$170.50
Shelby Cnty Judge of Probate, AL
07/13/2023 12:50:45 PM FILED/CERT


20240813000252860 3/4 \$143.00
Shelby Cnty Judge of Probate, AL
08/13/2024 11:10:51 AM FILED/CERT

THAT PART OF THE E 1/2 OF THE NW 1/4 OF NE 1/4 OF SECTION 25, TOWNSHIP 19, RANGE 1 W, DESCRIBED AS FOLLOWS: BEGIN WHERE THE EAST LINE OF SAID 40 A, CROSSED THE SOUTH MARGIN OF FLORIDA SHORT ROUTE HIGHWAY RIGHT OF WAY AND RUN WEST 2.72 FT. FOR A BEGINNING POINT, THEN RUN SOUTH 420 FT. THENCE WEST 30 FT. THENCE NORTH 420 FT., THENCE EAST 30 FEET TO POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

ALSO

BEGIN AT SW CORNER OF THE NE 1/4 OF NE 1/4, SECTION 25, TOWNSHIP 19S, RANGE 1 WEST; THENCE EAST 710 FEET TO BRANCH, THENCE NW ALONG SAID BRANCH TO INTERSECTION OF U. S. HIGHWAY NO. 91; THENCE IN A WESTERLY DIRECTION ALONG SOUTH RIGHT OF WAY OF SAID HIGHWAY 93 FEET; THENCE SOUTH 734 FEET TO STARTING POINT. ALSO BEGINNING AT THE INTERSECTION OF WEST BOUNDARY LINE OF NE 1/4 OF NE 1/4, SECTION 25, TOWNSHIP 19S, RANGE 1 WEST WITH THE SOUTH RIGHT OF WAY OF U. S. HIGHWAY NO. 91; THENCE IN A WESTERLY DIRECTION 62 FEET; THENCE SOUTH 516 FEET; THENCE IN AN EASTERLY DIRECTION 62 FEET; THENCE NORTH 516 FEET TO STARTING POINT. SITUATED IN NW 1/4 OF NE 1/4, SECTION 25, TOWNSHIP 19S, RANGE 1W.

ALSO

THAT CERTAIN PARCEL OF LAND, BEING A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 19, RANGE 1 WEST, DESCRIBED AS COMMENCING AT A POINT WHERE THE SOUTH RIGHT OF WAY LINE OF THE FLORIDA SHORT ROUTE HIGHWAY INTERSECTS THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25, AND RUN IN A WESTERLY DIRECTION ALONG THE SOUTH RIGHT OF WAY LINE OF SAID FLORIDA SHORT ROUTE HIGHWAY FOR A DISTANCE OF 187 FEET TO THE POINT OF BEGINNING OF THE LOT HEREIN DESCRIBED AND CONVEYED; RUN THENCE SOUTH 420 FEET; RUN THENCE WEST 105 FEET; RUN THENCE NORTH 420 FEET; MORE OR LESS, TO THE SOUTH RIGHT OF WAY LINE OF SAID HIGHWAY; RUN THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTH RIGHT OF WAY LINE OF SAID FLORIDA SHORT ROUTE HIGHWAY FOR A DISTANCE OF 105 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Real Estate Sales Validation Form

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

Grantor's Name Brenda Garrett, Judy Aubry, Amanda Grantee's Name Isaiah + Amanda Hileman
Mailing Address 464 Lake Chelsea Way Hileman Mailing Address 464 Lake Chelsea Way
Chelsea, AL 35043 Chelsea, AL 35043

Property Address 7605 Old Hwy 280 Date of Sale 8/13/24
Strettsville, AL 35147 Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 166,210

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 2/3 \$110,806.68
 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 a

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 8/13/24

Print Amanda Hileman

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

