

VALUE:\$ _____

SEND TAX NOTICE TO:
Isaiah Hileman

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



20240813000252870 1/3 \$34.50
Shelby Cnty Judge of Probate, AL
08/13/2024 11:10:52 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, I Brenda Johnson Garrett, a widowed woman, (hereinafter referred to as "Grantor") 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:

A part of the N ½ of the NE ¼ of Section 25, Township 19, Range 1 West, more particularly described as follows: Commence at a point where the south right-of-way line of Old U.S. Highway 280 is intersected by the center line of a branch; run thence in a westerly direction along the southern right-of-way line of Old U.S. Highway 280 a distance of 93 feet to a point on the western boundary of the NE ¼ of the NE ¼ of said Section 25; thence continue in the same direction along the southern right-of-way line of Old U.S. Highway 280 a distance of 67 feet, more or less, to the center line of an existing dirt driveway which leads southerly from Old U.S. Highway 280 to the present home of the grantee, Brenda Johnson Garrett; thence turn to the left and run along the center line of said driveway, following the meanderings and turns thereof, a distance of 500 feet to the point of beginning of the lot herein conveyed; thence continue in an easterly or southeasterly direction parallel with the southern right-of-way line of Old U.S. Highway 280 a distance of 200 feet to a point; thence turn to the left an angle of 90 degrees and run in a northerly direction a distance of 100 feet to a point; thence turn to the left and run in a westerly direction parallel with the southern right-of-way line of Old U.S. Highway 280 a distance of 200 feet to a point; thence turn to the left an angle of 90 degrees and run a distance of 100 feet to the point of beginning of the property herein conveyed.

There is also conveyed to grantee herein a perpetual easement for ingress and egress over and along the existing driveway leading from Old U.S. Highway 280 to the subject property which said easement shall be 20 feet in width, being 10 feet on either side of the existing center line of the present driveway.

(Description supplied by the parties.)

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: \$6.50



20240813000252870 2/3 \$34.50
Shelby Cnty Judge of Probate, AL
08/13/2024 11:10:52 AM FILED/CERT

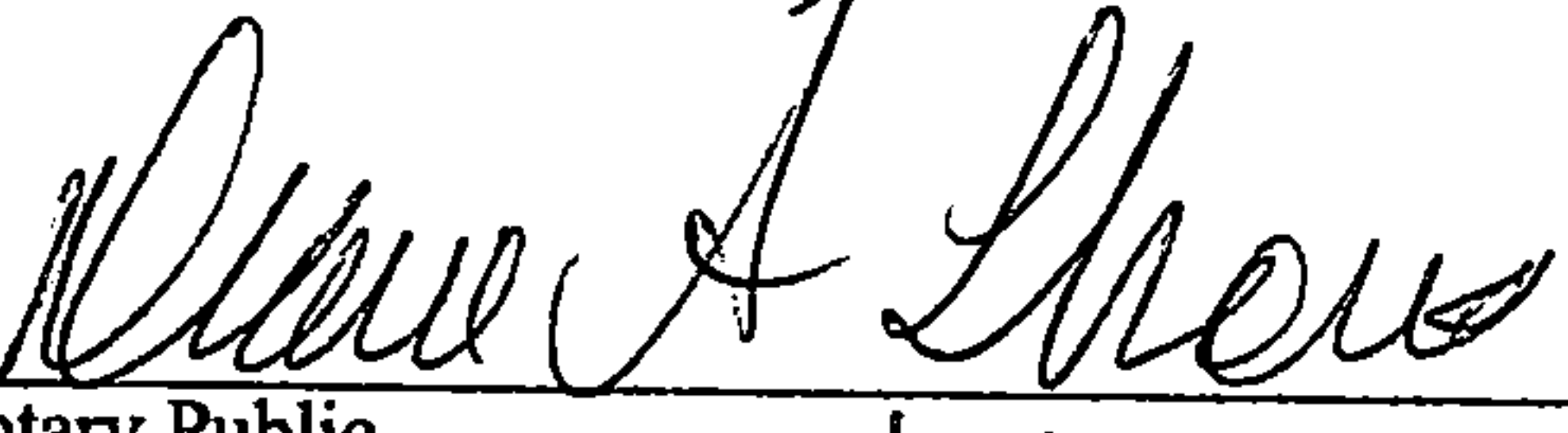

Brenda Johnson Garrett

**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, Johnson Garrett executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of August, 2024.




Notary Public
My Commission Expires: 3/28/26

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
Mailing Address PO Box 133
Chelsea, AL 35043

Grantee's Name Isaiah + Amanda Hileman
Mailing Address 404 Lake Chelsea Way
Chelsea, AL 35043

Property Address 7085 Old Hwy 280
Skott AL 35147

Date of Sale 8/13/24
Total Purchase Price \$
or
Actual Value \$

or
Assessor's Market Value \$ 6,400

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:

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

Form RT-1