

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Larry W. Owens
Claire Owens

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIFTY THOUSAND AND NO/00 DOLLARS (\$50,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Robert E. Owens, and wife Karen Owens (herein referred to as Grantor)** grant, bargain, sell and convey unto **Larry W. Owens and Claire Owens, as joint tenants with right of survivorship (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY County, Alabama, to-wit:**

Gifted ¼ interest to the property herein described below



20240815000255150 1/3 \$78.00
Shelby Cnty Judge of Probate, AL
08/15/2024 11:43:05 AM FILED/CERT

See Attached Exhibit “A” for Legal Description


SUBJECT TO:

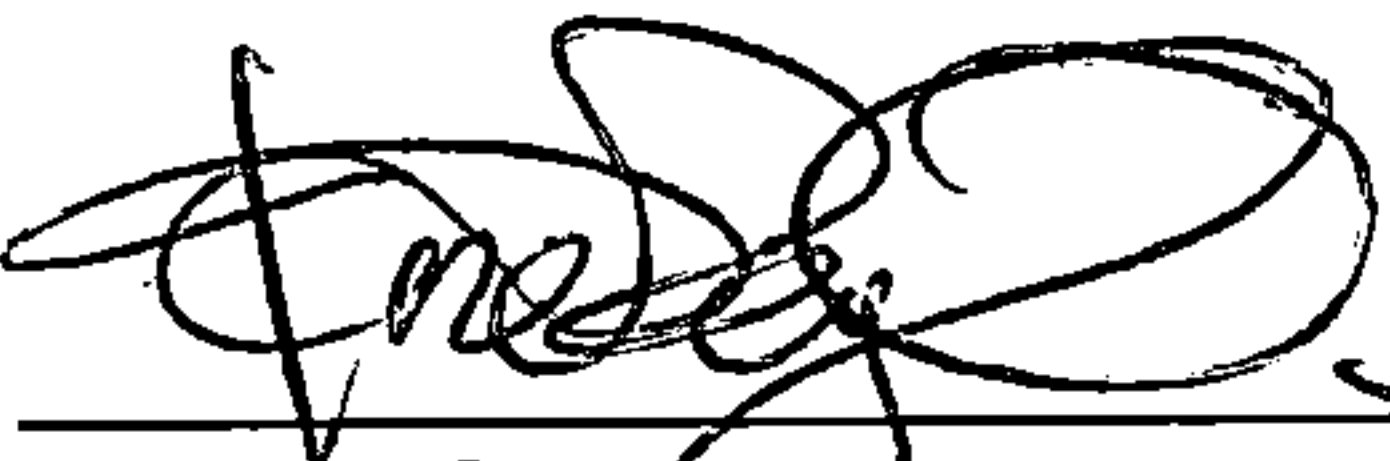
- 1. Ad valorem taxes due and payable October 1, 2024.
- 2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 15th day of ^{August}~~July~~ 2024.

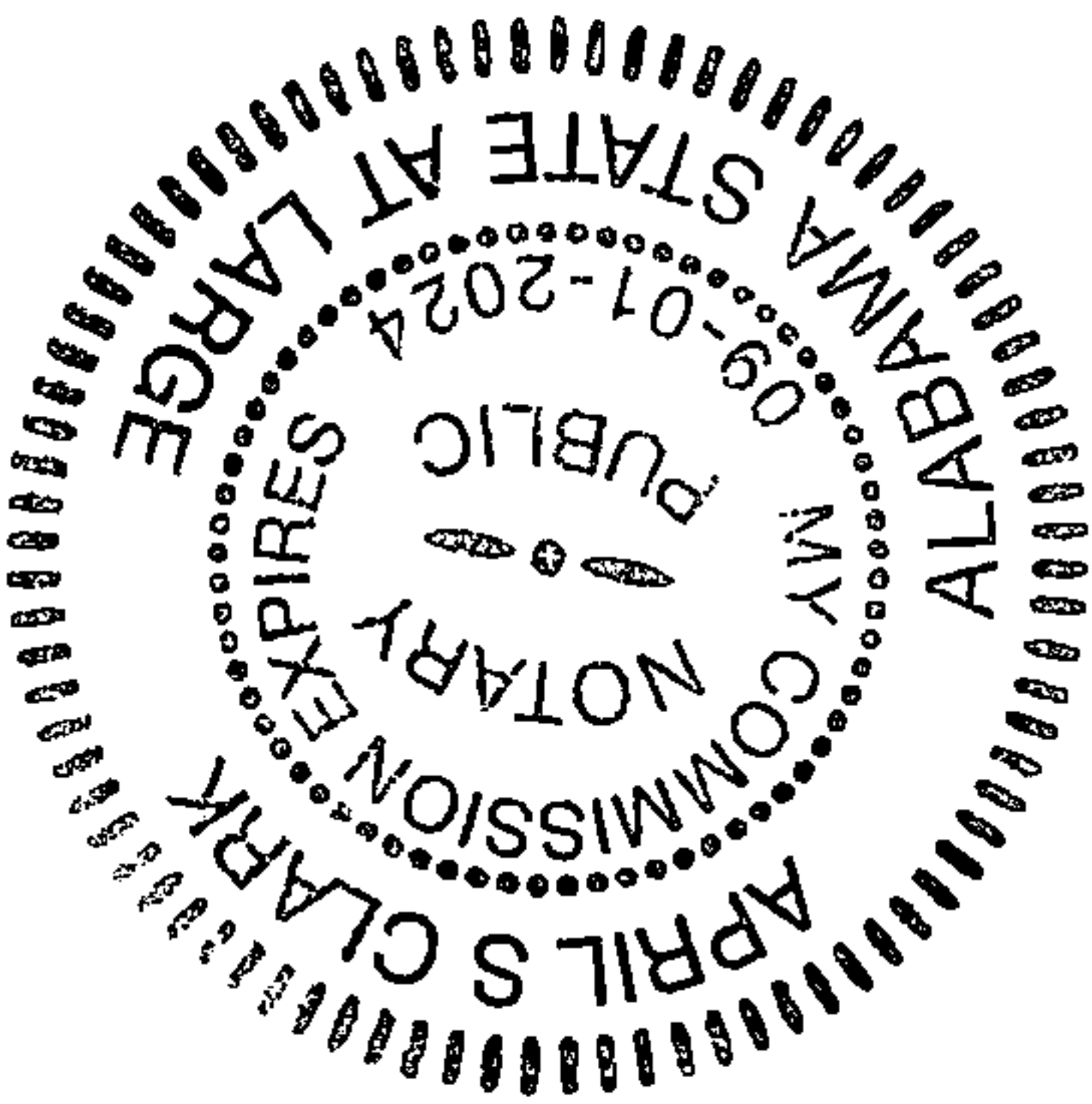

Robert E. Owens



Karen Owens

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Robert E. Owens and Karen Owens**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of ^{August}~~July~~ 2024.




Notary Public
My Commission Expires: 9-1-2024

Shelby County, AL 08/15/2024
State of Alabama
Deed Tax: \$50.00

EXHIBIT A – LEGAL DESCRIPTION



20240815000255150 2/3 \$78.00
Shelby Cnty Judge of Probate, AL
08/15/2024 11:43:05 AM FILED/CERT

Commence at the Southwest Corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 23, T-20S, R-3W; thence run in an easterly direction along the south line of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$ for 466.90 feet; thence turn a deflection angle of $91^{\circ} 18' 30''$ to the left and run 102.73 feet; thence turn a deflection angle of $90^{\circ} 00'$ to the right and run 40 feet; thence turn a deflection angle of $90^{\circ} 00'$ to the left and run 32 feet; thence turn a deflection angle of $90^{\circ} 00'$ to the right and run 231.35 feet; thence turn a deflection angle of $90^{\circ} 00'$ to the right and run 210.69 feet; thence turn a deflection angle of $5^{\circ} 02'$ to the left and run 48.0 feet to an iron, being the point of beginning of the parcel herein described; thence continue along the last described course for 241.30 feet; thence turn a deflection angle of $100^{\circ} 57' 44''$ to the left and run 131.83 feet; thence turn a deflection angle of $92^{\circ} 23' 47''$ to the left and run 222.42 feet; thence turn a deflection angle of $76^{\circ} 45' 51''$ to the left and run 78.04 feet to the point of beginning. Said parcel is lying in the NE $\frac{1}{4}$ of Section 23, T-20S, R-3W, and contains 0.55 acre.

EASEMENT

Commence at the Southwest Corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 23, T-20S, R-3W; thence run in an easterly direction along the south line of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$ for 466.90 feet; thence turn a deflection angle of $91^{\circ} 18' 30''$ to the left and run 102.73 feet; thence turn a deflection angle of $90^{\circ} 00'$ to the right and run 40 feet; thence turn a deflection angle of $90^{\circ} 00'$ to the left and run 32 feet; thence turn a deflection angle of $90^{\circ} 00'$ to the right and run 231.35 feet; thence turn a deflection angle of $90^{\circ} 00'$ to the right and run 210.69 feet; thence turn a deflection angle of $5^{\circ} 02'$ to the left and run 48.0 feet to an iron; thence turn a deflection angle of $90^{\circ} 07' 22''$ to the left and run 78.04 feet to the point of beginning of the center line of a 30 foot wide easement; thence turn a deflection angle of $76^{\circ} 45' 51''$ to the right and run 222.42 feet; thence turn a deflection angle of $180^{\circ} 00'$ to the right and run back along the previous line for 88.76 feet; thence turn a deflection angle of $89^{\circ} 47' 54''$ to the right and run 179.14 feet to the point of ending of said easement center line. Said easement is 30 feet in width, being 15 feet each side of the above described center line.

Real Estate Sales Validation Form

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

Grantor's Name Robert + Karen
Mailing Address Owens
3452 Beardwood
Helena, AL

Grantee's Name Larry + Elaine Owens
Mailing Address 3506 Beardwood
Helena, AL 35080

Property Address 113 Clark St
Pelham, AL

Date of Sale 8-15-24
Total Purchase Price \$ 50,000
or
Actual Value \$ 449,200,000
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
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☐ Other

20240815000255150 3/3 \$78.00
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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 _____

Print Robert Owens

Unattested _____

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one