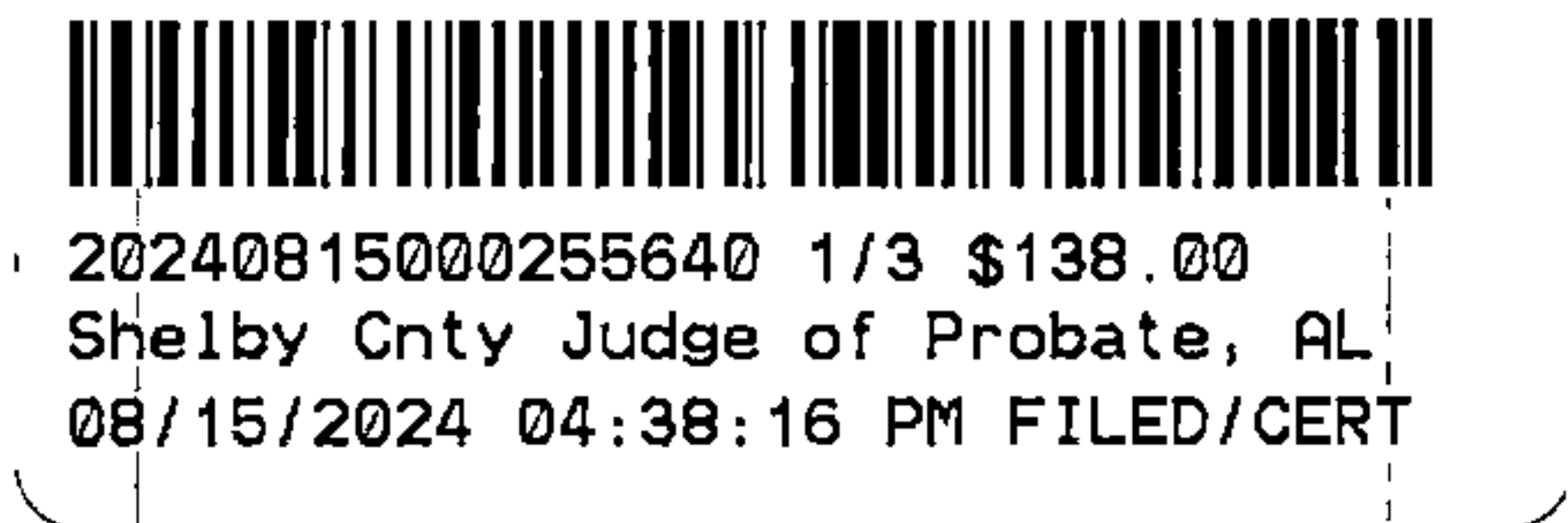


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.  
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

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



Send Tax Notice to:  
Eulee Minor  
Debra M. Parks

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TWENTY THREE THOUSAND FIVE HUNDRED AND NO/00 DOLLARS (\$23,500.00)**, 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, *Eulee Minor, a single woman (herein referred to as Grantor)* grant, bargain, sell and convey unto *Eulee Minor and Debra Minor Parks, as joint tenants with right of survivorship (herein referred to as Grantees)*, 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.

Grantor herein is the surviving grantee in Deed Book 233 Page 17, Probate Office, Shelby County, Alabama  
The other grantee, Billy W. Minor is deceased having died July 31, 2012.

**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 9<sup>th</sup> day of March 2024.

\_\_\_\_\_  
Eulee Minor

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Eulee Minor*, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9<sup>th</sup> day of March 2024.

*Cynthia Robbins Cartee*  
Notary Public  
My Commission Expires:

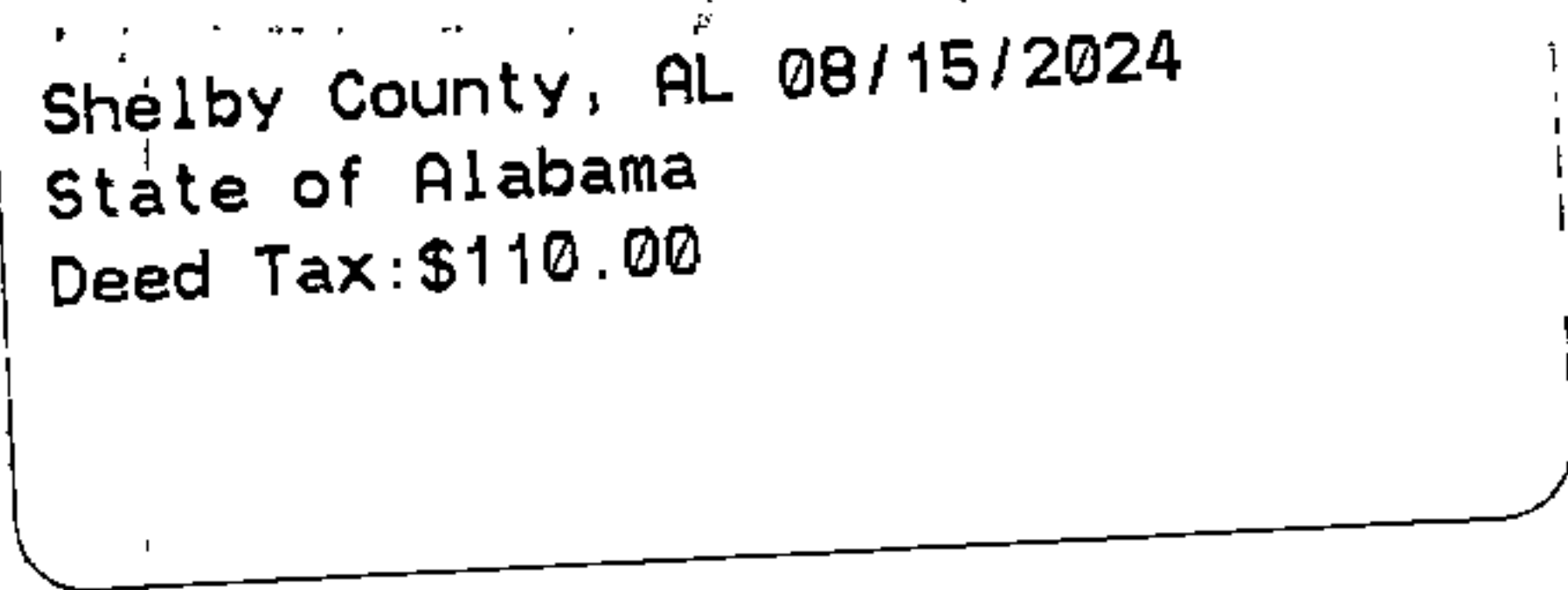
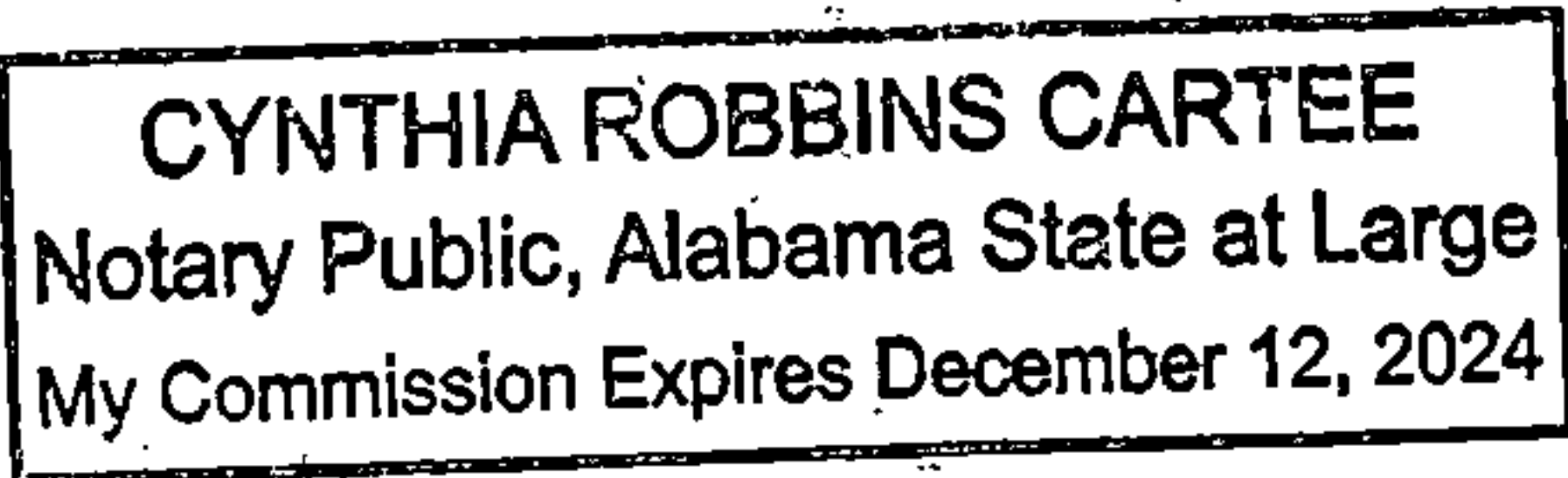


Exhibit "A" – Legal Description

The West half of SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 8, Township 20, Range 1 West, less and except that portion thereof heretofore conveyed by the Grantors to A. W. Benofield on April 15, 1955, as shown by deed recorded in Deed Book 178 at page 234, Office of Judge of Probate of Shelby County, Alabama, said excepted portion being described more particularly as follows:

Begin at the northwest corner of SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 8, Township 20 South, Range 1 West and run along said forty acre line north, 88 deg. east, 621 feet to the southeast corner of land owned by A. W. Benofield; thence south, 17 deg. 20 min. West, 240 feet; thence north, 77 deg. 40 min. west, 556.3 feet to the west line of said forty acres; thence along same north, 2 deg. 40 min. west, 104.3 feet to the point of beginning, being situated in Shelby County, Alabama.



20240815000255640 2/3 \$138.00  
Shelby Cnty Judge of Probate, AL  
08/15/2024 04:38:16 PM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name Eulice S. Minor  
Mailing Address 246 Hwy 69  
Chelsea, AL  
35243

Grantee's Name Eulice S. Minor and  
Mailing Address Debra Minor Parks  
246 Hwy 69  
Chelsea AL  
35243

Property Address 246 Hwy 69  
Chelsea, AL  
35243

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 219,080.00

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

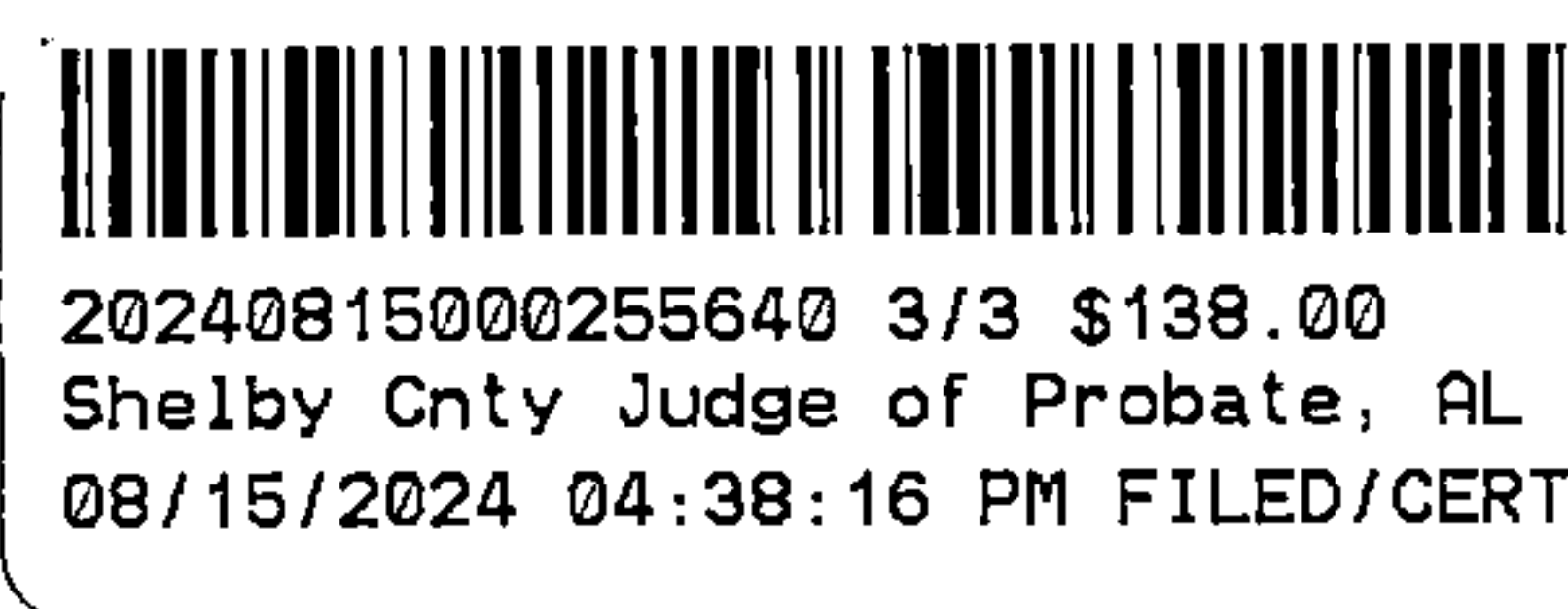
☐ Appraisal  
☒ Other #109,540.00

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 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 8/15/24

Unattested

(verified by)

Print Debra Minor Parks  
Sign Debra Minor Parks  
(Grantor/Grantee/Owner/Agent) circle one