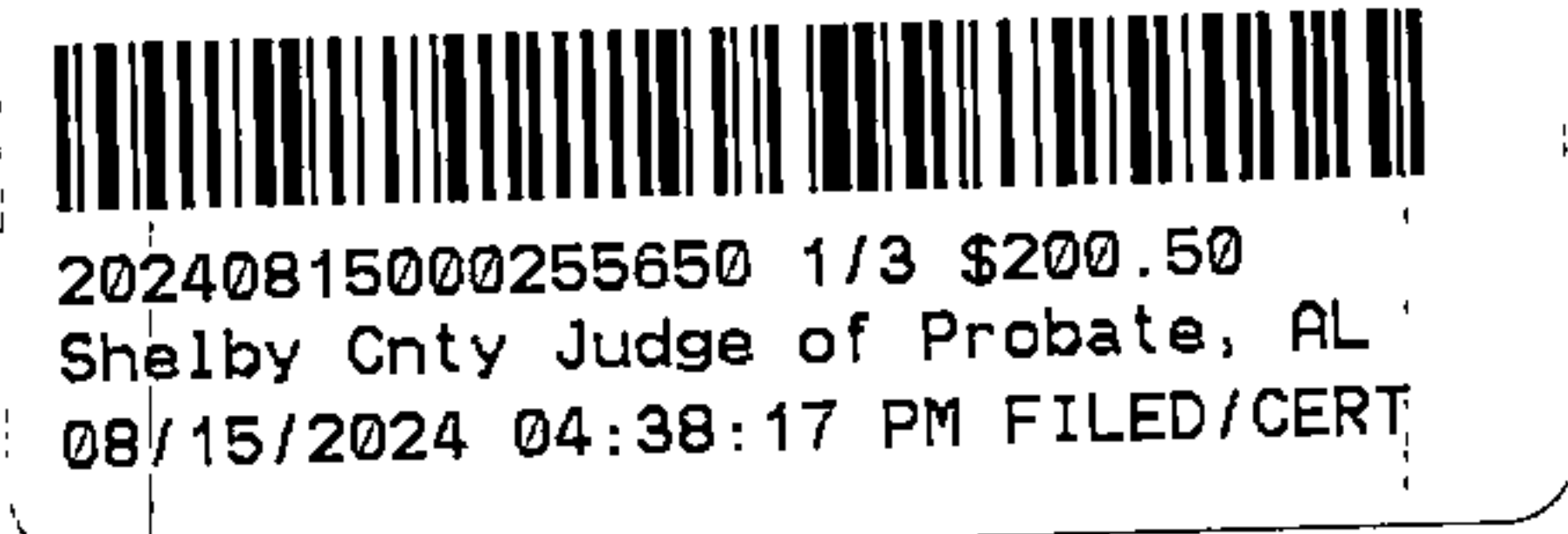


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

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



Send Tax Notice to:
Eulee Minor
Debra M. Parks
246 Hwy 69
Chelsea, Al 35043

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 20061117000565340, 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 9th 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 9th day of March 2024.

Cynthia Robins Carlee
Notary Public
My Commission Expires
CYNTHIA ROBINS CARTEE
Notary Public, Alabama State at Large
My Commission Expires December 12, 2024

Shelby County, AL 08/15/2024
State of Alabama
Deed Tax:\$172.50

Exhibit "A" – Legal Description

A parcel of land in the Southeast Quarter of the Northeast Quarter of Section 7, Township 20 South, Range 1 West, being the same land described in a deed to Billy W. and Eulee Minor, recorded in Instrument Number 1994-16359, of the real property records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Beginning at the Southeast corner of the Southeast Quarter of the Northeast Quarter of said Section 7; thence North 00 degrees 21 minutes 54 seconds West along the East line of said sixteenth Section, a distance of 1328.90 feet to the Northeast corner; thence South 89 degrees 9 minutes 24 seconds West along the North line of said sixteenth Section, a distance of 866.04 feet to the Southeast right of way of County Highway No. 39; thence along a curve to the left in said right of way, having a radius of 1510.91 feet and a chord bearing of South 57 degrees 44 minutes 29 seconds West an arc length of 289.30 feet to a point; thence along a curve to the right in said right of way, having a radius of 4380.97 feet and a chord bearing of South 53 degrees 55 minutes 51 seconds West, an arc length of 256.11 feet to a point on the West line of said sixteenth Section; thence South 00 degrees 24 minutes 36 seconds East along the West line of said sixteenth Section, a distance of 1028.60 feet to the Southwest corner; thence North 89 degrees 14 minutes 51 seconds East along the South line of said sixteenth Section, a distance of 1317.38 feet to the point of beginning.



20240815000255650 2/3 \$200.50
Shelby Cnty Judge of Probate, AL
08/15/2024 04:38:17 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 Eulie S. Minor
Mailing Address 246 Highway 69
Chelsea, AL 35043

Grantee's Name Eulie S. Minor and
Mailing Address Debra Minor Parks
246 Hwy 69
Chelsea, AL 35043

Property Address 246 Hwy 69
Chelsea, AL 35043

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 344,590.-

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 \$172,295.-

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 8/15/24

Unattested

(verified by)

Print

Sign

Debra Parks
Debra Parks

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20240815000255650 3/3 \$200.50
Shelby Cnty Judge of Probate, AL
08/15/2024 04:38:17 PM FILED/CERT