

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

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Joseph Wheeler
P.O Box 85
Vincent, AL
35178

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED SEVENTY TWO THOUSAND DOLLARS AND ZERO CENTS (\$172,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Jack Wheeler, a single man (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Joseph Wheeler (herein referred to as Grantee)**, 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, Jack Wheeler is the surviving grantee in Instrument No. 20090616000228850. The other grantees Laverne J. Slimp is deceased having died February 2, 2012, and Mary Nell Wheeler is deceased, having died January 5, 2014.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 20th day of August 2024.

Jack Wheeler
Jack Wheeler

STATE OF ALABAMA)
COUNTY OF SHELBY)

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

Given under my hand and official seal this 20th day of August 2024.

Nicole Gardner
Notary Public
My Commission Expires 08/29/2025

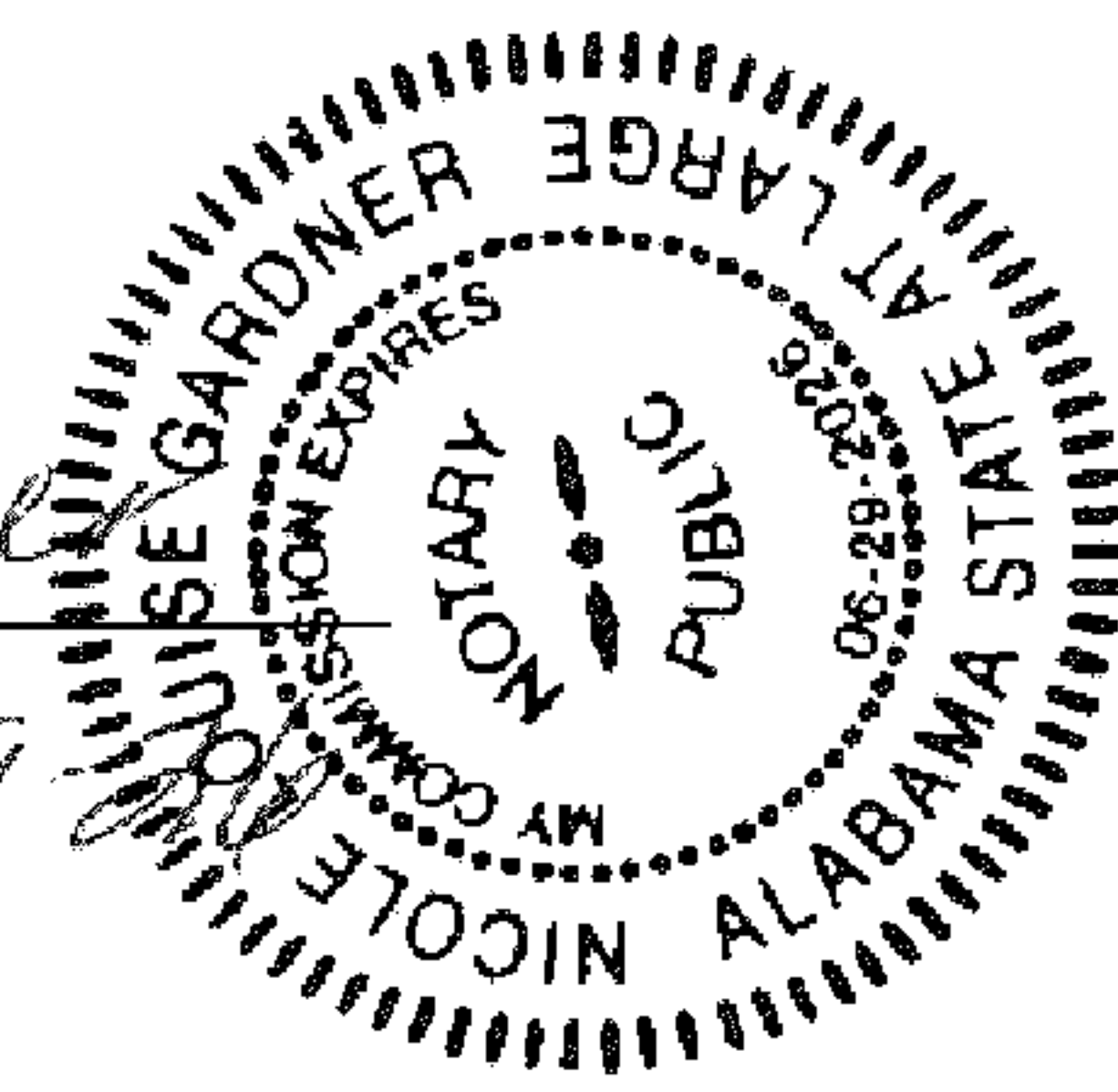
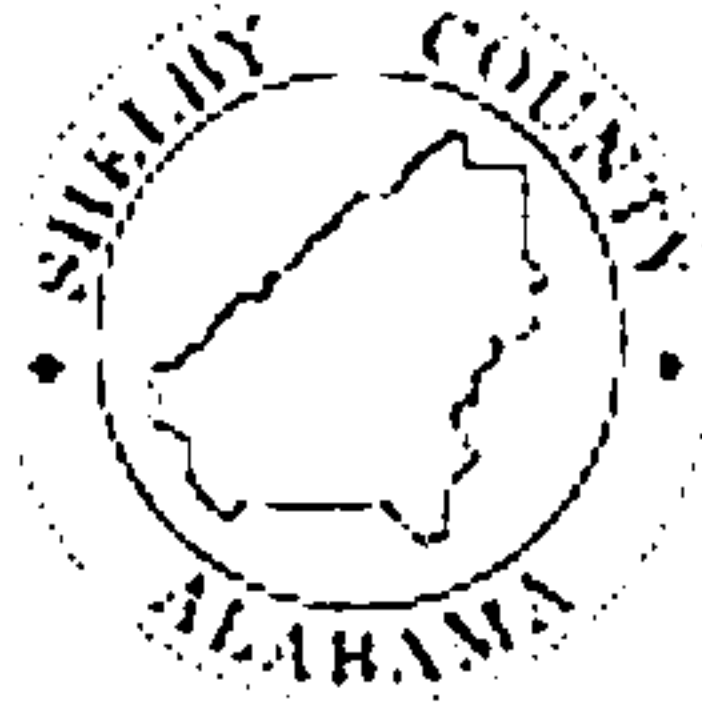


Exhibit "A"
Legal Description

A part of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 15, Township 19 South, Range 2 East, described as follows: Begin at the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 104.28 feet; thence West and parallel with the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 299.76 feet; thence North and parallel with the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 104.28 feet to North line of said NE $\frac{1}{4}$ of Section 15; thence East along said North line 299.76 feet to point of beginning. Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/20/2024 11:38:38 AM
\$200.00 BRITTANI
20240820000260050

Alvin S. Beal

Real Estate Sales Validation Form

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

Grantor's Name Jack Wheeler
Mailing Address 101 Tucker St
Vincent, AL
35178

Grantee's Name Joseph Wheeler,
Mailing Address P.O. Box 85
Vincent, AL
35178

Property Address 191 West Highland
Vincent AL
35178

Date of Sale 8-20-24
Total Purchase Price \$ _____
or
Actual Value \$ _____
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 tax value
 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 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 8-20-24 Print Jack Wheeler
Unattested _____ Sign Jack Wheeler
(verified by) (Grantor/Grantee/Owner/Agent) circle one