

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: SAT2024

Send Tax Notice To: Michael T. Atchison
Nena G. Atchison

P.O. Box 822
Columbiana, AL
35051

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Sixty Eight Thousand Dollars and No Cents (\$68,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Debra S. Barnes, a married woman and The Estate of Betty Ray Satterfield Case No. PR-2022-000017, Shelby County, Alabama** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Michael T. Atchison and Nena G. Atchison, as joint tenants with right of survivorship** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all 2024 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Debra S. Barnes is one in the same person as Debra S. Popwell, the grantee in Deed Book 348, Page 305 and Debra D. McCrary, grantee in Instrument No. 20160608000197310, the other grantee James Elmo McCrary Jr. is deceased, having died 7th of 2019, and Personal Representative in The Estate of Betty Ray Satterfield Case No. PR-2022-000017 Shelby County, Alabama.

No part of the homestead of the grantor or spouse.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 22nd day of August, 2024.

Debra S. Barnes
Debra S. Barnes
Individually

THE ESTATE OF BETTY RAY SATTERFIELD CASE
NO. PR-2022-000017, SHELBY COUNTY,
ALABAMA

Debra S. Barnes
Debra S Barnes
Executor

State of Alabama

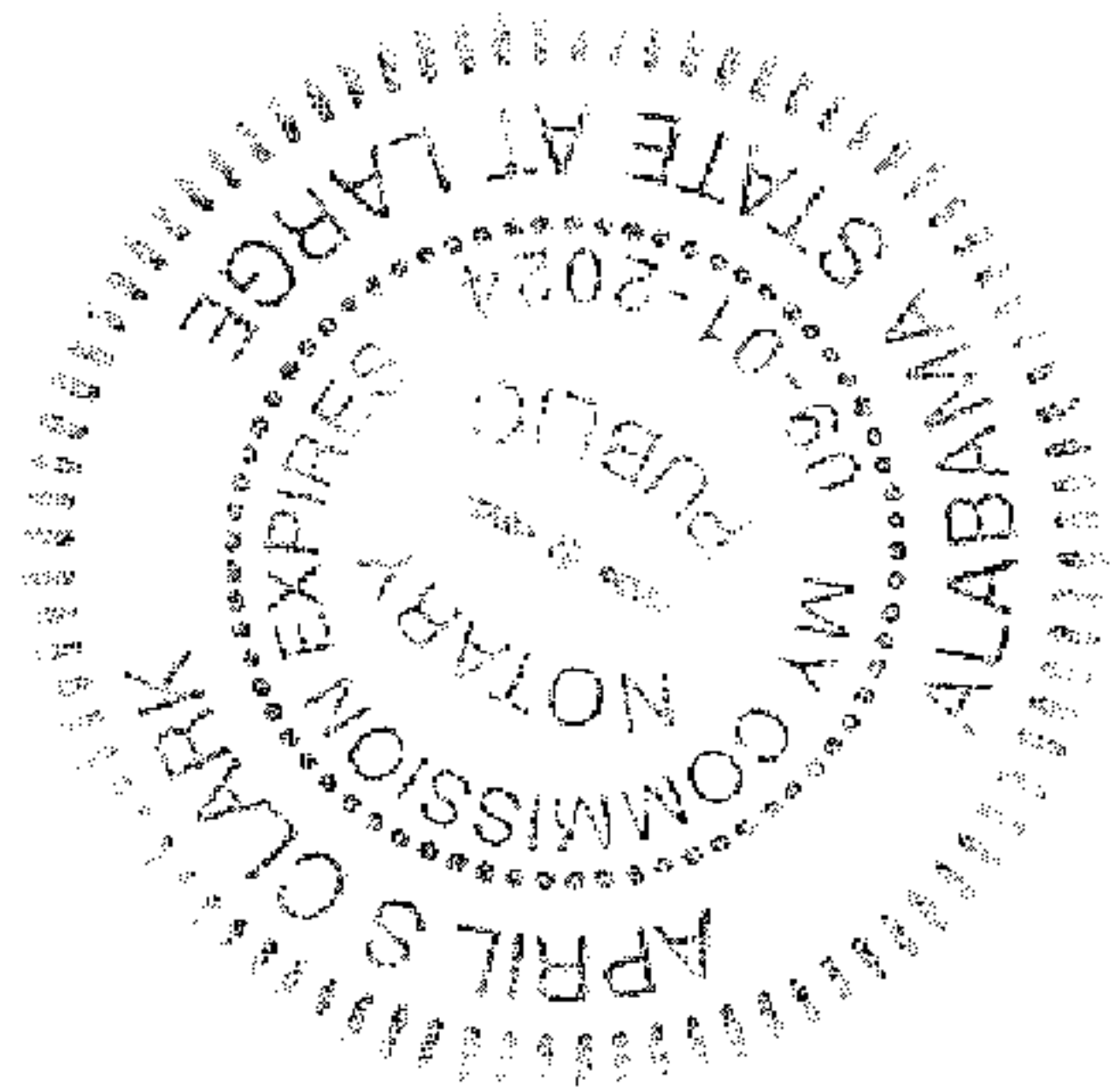
County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Debra S. Barnes, Individually and Debra S. Barnes as Executor of The Estate of Betty Ray Satterfield Case No. PR-2022-000017, Shelby County, Alabama, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of August, 2024.

April Clark
Notary Public, State of Alabama

My Commission Expires: 9-1-2029



Poor Quality

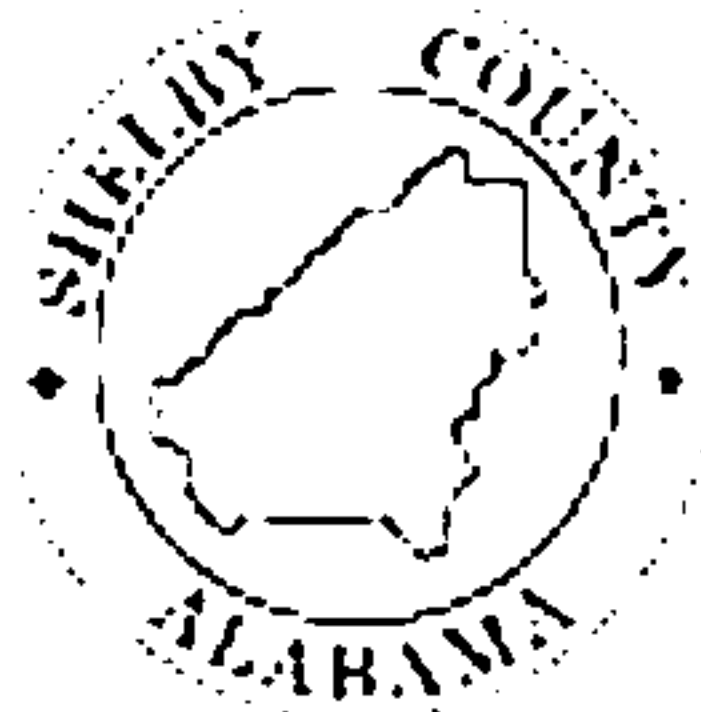
½ interest in and to the following described property:

Exhibit "A" Legal Description

Commence at the Northeast corner of Section 25, Township 21 South, Range 1 West, thence run West along the North line of said Section a distance of 243.39 feet; Thence turn an angle of 102 degrees 28 minutes to the left and run a distance of 298.59 feet; Thence turn an angle of 54 degrees 08 minutes to the right and run a distance of 295.18 feet; Thence turn an angle of 41 degrees 28 minutes to the right and run a distance of 211.20 feet; Thence turn an angle of 14 degrees 22 minutes to the right and run a distance of 210.00 feet to the point of beginning; Thence continue in the same direction a distance of 210.00 feet; Thence turn an angle of 97 degrees 29 minutes to the left and run a distance of 210.00 feet; Thence turn an angle of 82 degrees 31 minutes to the left and run a distance of 210.00 feet; Thence turn an angle of 97 degrees 29 minutes to the left and run a distance of 210.00 feet to the point of beginning. Situated in the Northeast Quarter of the Northeast Quarter of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.

A lot in the NE¼ of NE¼ of Section 25, Township 21 South, Range 1 West, described as follows: Commence at the NE corner of Section 25, Township 21 South, Range 1 West; thence run West along the North line of said Section a distance of 243.39 feet; thence turn an angle of 102 deg. 28 min. to the left and run a distance of 298.59 feet; thence turn an angle of 54 deg. 08 min. to the right and run a distance of 295.18 feet; thence turn an angle of 41 deg. 28 min. to the right and run a distance of 211.20 feet to the point of beginning; thence turn an angle of 14 deg. 22 min. to the right and run a distance of 210.00 feet; thence turn an angle of 97 deg. 29 min. to the left and run a distance of 210.00 feet; thence turn an angle of 82 deg. 31 min. to the left and run a distance of 210.00 feet; thence turn an angle of 97 deg. 29 min. to the left and run a distance of 210.00 feet to the point of beginning. Situated in the NE¼ of NE¼ of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.

Commence at the NE corner of Section 25, Township 21 South, Range 1 West; thence run South along the East line of said Section a distance of 543.09 feet; thence turn an angle of 90 deg. 00' to the right and run a distance of 210 feet to the East line of a 30 foot abandoned easement, and the point of beginning; thence turn an angle of 90 deg. 00' to the left and run South along the East line of said abandoned easement a distance of 251.74 feet; thence turn an angle of 96 deg. 39' to the right and run a distance of 366.02 feet, more or less, to the SE corner of the present Satterfield lot; thence turn an angle of 82 deg. 31' to the right and run North along the East line of the Satterfield lot a distance of 210.00 feet to the NE corner of said lot; thence turn an angle of 83 deg. 07' to the right and run along an old gravel road a distance of 243.95 feet; thence turn an angle of 46 deg. 03' 05" to the left and run along said gravel road a distance of 22.91 feet to the SW corner of the Lonnie Watson lot; thence turn an angle of 95 deg. 21' 05" to the right and run along the Lonnie Watson lot a distance of 72.90 feet; thence turn an angle of 41 deg. 35' to the left and run along the Lonnie Watson lot a distance of 27.00 feet; thence continue in the same direction 30 feet to the point of beginning. Situated in Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/23/2024 01:39:42 PM
 \$98.00 PAYGE
 20240823000264430

Alex S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	Debra S. Barnes The Estate of Betty Ray Satterfield Case No. PR-2022-000017, Shelby County, Alabama	Grantee's Name	Michael T. Atchison Nena G. Atchison
Mailing Address	<u>91 Yeager Dr</u> <u>Newnan Ga 30265</u>	Mailing Address	<u>P.O. Box 822</u> <u>Columbiana, AL 35051</u>
Property Address	<u>91 Yeager Dr.</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>August 22, 2024</u>
		Total Purchase Price	<u>\$68,000.00</u>
		or	
		Actual Value	<u>1</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 of 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 August 19, 2024

Print Michael T. Atchison

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1