

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

Send Tax Notice to:
Paul Eddins
Susan Quam Eddins
127 Mt. Dixie Rd
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **THIRTY FOUR THOUSAND HUNDRED AND NO/00 DOLLARS (\$34,000.00)**, 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, **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*) grant, bargain, sell and convey unto **Paul Eddins and Susan Quam Eddins, 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.
- 3.

Debra S. Barnes is one and 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 Oct 2019, and Personal Representative in The Estate of Betty Ray Satterfield Case No. PR-2022-00017, Shelby County, Alabama

No part of the homestead of grantor or spouse.

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 22nd day of August 2024.

Debra S. Barnes
Debra S. Barnes, Individually

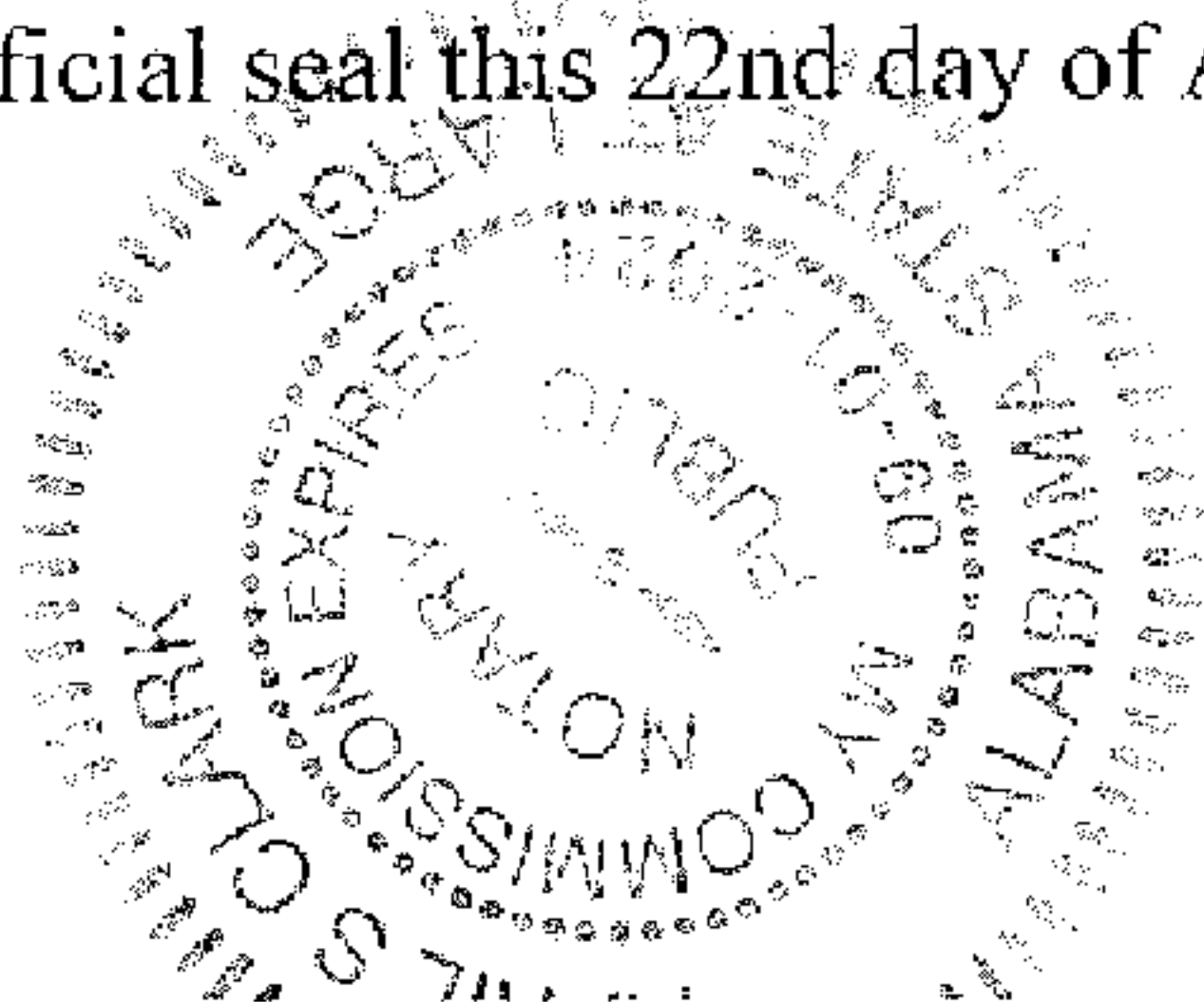
ESTATE OF BETTY RAY SATTERFIELD CASE NO.
PR-2022-000017 PROBATE OFFICE, SHELBY
COUNTY, ALABAMA

Debra S. Barnes
Debra S. Barnes
Executor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Debra S. Barnes, Individually and Debra S. Barnes as the Executor of The Estate of Betty Ray Satterfield Case No. PR-2022-00017 Shelby County, Alabama**, 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 22nd day of August 2024.



April Clark
Notary Public
My Commission Expires: 9-1-2024

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. 27' 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 01:39:43 PM
 \$98.00 PAYGE
 20240823000264440

Allen S. Byrd

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	Paul Eddings Susan Quam Eddings
Mailing Address	<u>91 Yeager Dr</u> <u>Newnan Ga 30265</u>	Mailing Address	<u>127 Mt Dixie Rd</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></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>XX</u> Sales Contract	<u> </u> Other
<u> </u> 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 20, 2024

Print Debra S. Barnes

 Unattested

Sign *Debra S. Barnes*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1