

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:
Jason Eugene Gann

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration FIFTY NINE THOUSAND FOUR HUNDRED DOLLARS AND ZERO CENTS (\$59,400.00), 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, Jason Eugene Gann, a single man (herein referred to as Grantor) grant, bargain, sell and convey unto Jason Eugene Gann and Kandes Elizabeth Lambert, 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.

20240904000275770 1/3 \$87.50
Shelby Cnty Judge of Probate, AL
09/04/2024 03:39:28 PM FILED/CERT

The grantor herein is all heirs at law of Debra A. Gann, grantee in Instrument No. 1994-08848. Debra A. Gann is deceased, having died August 2019. The other grantee, Doris Jean Wilbanks is deceased, having died in September 14, 2016.

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 4th day of September 2024.

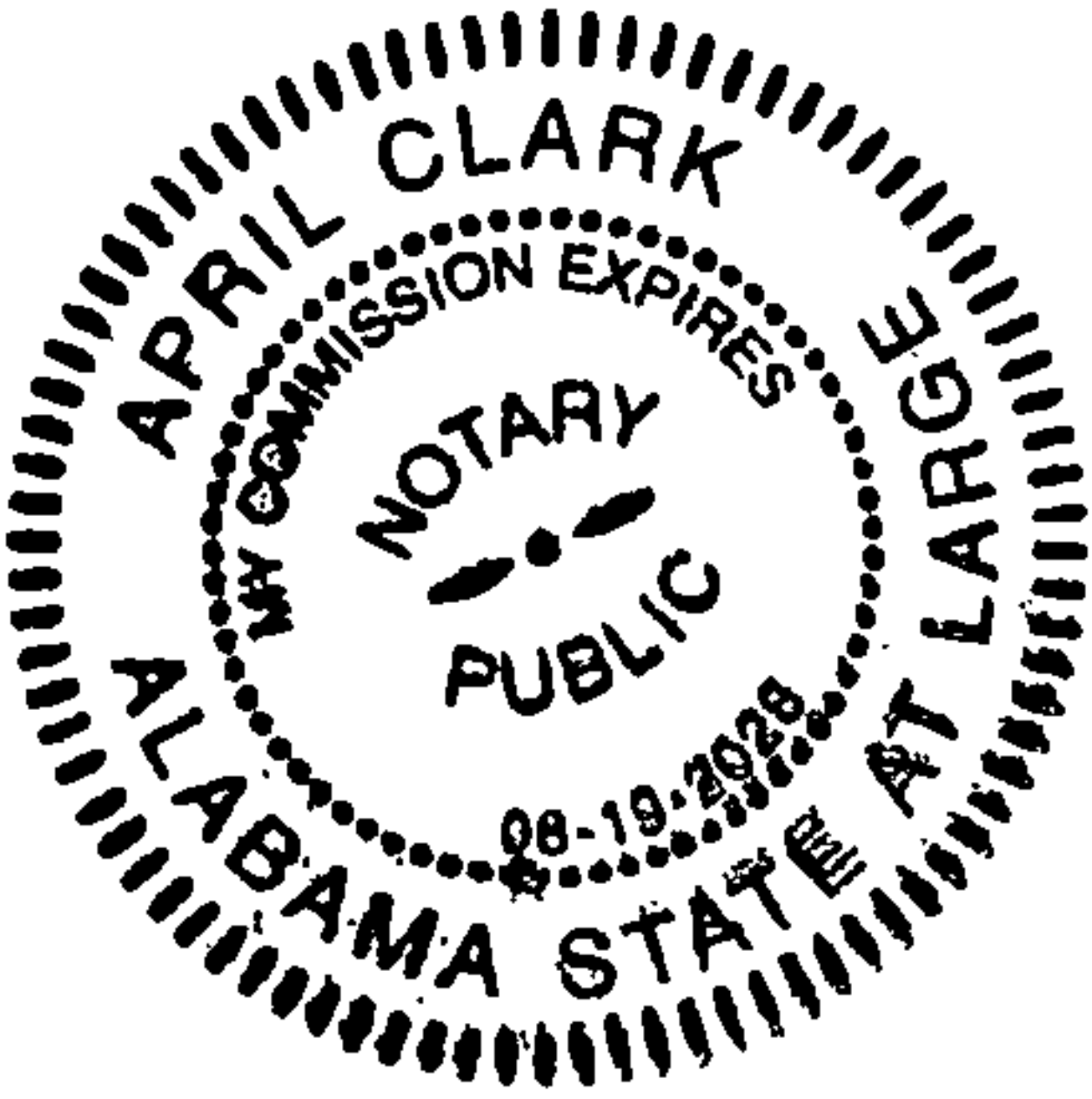
Jason Eugene Gann

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Jason Eugene Gann, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of September 2024.

Shelby County, AL 09/04/2024
State of Alabama
Deed Tax: \$59.50



April Clark
Notary Public
My Commission Expires: 8-19-28

Exhibit "A" – Legal Description



20240904000275770 2/3 \$87.50
Shelby Cnty Judge of Probate, AL
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0.78 ACRE PARCEL: Commence at the Southeast Corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 1, T-21S, R-1E; thence run northerly along the east line of said $\frac{1}{4}$ section for 160.55 feet; thence turn an angle of 90°05'30" to the left and run 11.73 feet to a point, being on the west margin of a public road and the north boundary of a 25 foot easement for a roadway; thence continue westerly along the last described course, being along the north boundary of said 25 foot easement, for 300.58 feet to a point; thence turn an angle of 89°01' to the right and run northerly for 125.08 feet to a point being the point of beginning of the parcel herein described; thence continue northerly along the last described course for 190.00 feet to a point; thence turn an angle of 89°24' to the right and run 180.00 feet to a point; thence turn an angle of 90°36' to the right and run 190.00 feet to a point; thence turn an angle of 89°24' to the right and run 180.00 feet to the point of beginning. Said parcel is lying in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, T-21S, R-1E, and contains 0.78 acre.

Also:

30 FOOT ROAD AND UTILITY EASEMENT: Commence at the Southeast Corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, T-21S, R-1E; thence run northerly along the east boundary of said $\frac{1}{4}$ for 160.55 feet; thence turn an angle of 90°05'30" to the left and run 11.73 feet to a point on the west margin of a public road; thence turn an angle of 87°43'29" to the right and run northerly along said west margin of said public road for 208.39 feet to the point of beginning of the centerline of a 30' wide easement for driveway and utility purposes; thence turn an angle of 91°45'31" to the left and run westerly 116.02 feet to the point of ending of the centerline of said easement. Said easement shall be 15 feet on each side of the above described centerline. Said easement is lying in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, T-21S, R-1E.

In accordance with survey dated Feb. 26, 1994, of John Gary Ray, Reg. P.E. & L.S. No. 12,295.

Real Estate Sales Validation Form

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

Grantor's Name Jason Gann
Mailing Address PO Box 10
Wilsonville AL
35180

Grantee's Name Jason Gann
Mailing Address PO Box 10
Wilsonville AL
35180

Property Address 178 Hebb Rd
Wilsonville

Date of Sale 9-4-24
Total Purchase Price \$

or
Actual Value \$ 59,400.00

or
Assessor's Market Value \$



20240904000275770 3/3 \$87.50
Shelby Cnty Judge of Probate, AL
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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 ☐ Appraisal
☐ Sales Contract ☒ Other tax value
☐ 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 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 _____

Print Jason Eugene Gann

Unattested _____

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1