



20240911000282520 1/4 \$224.00
Shelby Cnty Judge of Probate, AL
09/11/2024 01:55:04 PM FILED/CERT

THIS DEED WAS PREPARED WITHOUT TITLE EXAMINATION OR
LEGAL OPINION AND THE LEGAL DESCRIPTION IS BASED UPON
INFORMATION PROVIDED BY THE GRANTORS HEREIN.

This instrument prepared by:
Joseph W. Strickland
Attorney at Law
2201 Comer Place
Vestavia Hills, AL 35216

STATE OF ALABAMA)

SHELBY COUNTY)

Send tax notice to: Hannah E. White
7175 Rowan Road
Leeds, AL 35094

WARRANTY DEED
(Joint With Right of Survivorship)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the payment of TEN and no/100 (\$10.00) DOLLARS to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **HANNAH ELIZABETH WHITE**, a married woman, (herein referred to as Grantor), do grant, bargain, sell and convey unto **HANNAH ELIZABETH WHITE** and **SKYLER WILSON JORDAN**, husband and wife (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

COMMENCE AT THE TRUE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 0 DEGREES 23 MINUTES 53 SECONDS WEST ALONG THE WEST LINE OF SAID 1/4-1/4 FOR 15.83 FEET TO A 3-INCH CAPPED PIPE FOUND AT THE LOCALLY ACCEPTED NW CORNER OF SAID 1/4-1/4, BEING THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 25 MINUTES 11 SECONDS WEST ALONG THE WEST LINE OF SAID 1/4-1/4 FOR 354.15 FEET TO A 5/8-INCH REBAR SET; THENCE SOUTH 40 DEGREES 23 MINUTES 12 SECONDS EAST 410.62 FEET (M) 397.70 FEET (D) TO A 5/8-INCH REBAR SET; THENCE SOUTH 23 DEGREES 04 MINUTES 18 SECONDS EAST 423.70 FEET TO A 1-INCH CRIMPED IRON FOUND; THENCE SOUTH 58 DEGREES 22 MINUTES 42 SECONDS WEST 134.24 FEET (M) 137.45 FEET (D) TO A 1-INCH CRIMPED IRON FOUND; THENCE NORTH 72 DEGREES 02 MINUTES 37 SECONDS WEST 339.20 FEET (M) 338.10 FEET (D) TO A 1/2-INCH REBAR FOUND ON THE WEST LINE OF SAID 1/4-1/4; THENCE SOUTH 0 DEGREES 25 MINUTES 11 SECONDS WEST ALONG SAID LINE 310.04 FEET (M) 302.45 FEET (D) TO A 3-INCH CAPPED PIPE FOUND AT THE SW CORNER OF SAID 1/4-1/4; THENCE SOUTH 88 DEGREES 19 MINUTES 58 SECONDS EAST ALONG THE SOUTH LINE OF SAID 1/4-1/4 FOR 1322.24 FEET TO A 5/8-INCH REBAR SET AT THE SE CORNER OF SAID 1/4-1/4; THENCE NORTH 0 DEGREES 08 MINUTES 51 SECONDS EAST ALONG THE EAST LINE OF SAID 1/4-1/4 FOR 1353.15 FEET TO A 4-INCH X 4-INCH CONCRETE MONUMENT FOUND AT THE LOCALLY



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ACCEPTED NE CORNER OF SAID 1/4-1/4; THENCE NORTH 89 DEGREES 13 MINUTES 15 SECONDS WEST ALONG THE LOCALLY ACCEPTED NORTH LINE OF SAID 1/4-1/4 FOR 443.17 FEET TO A 5/8-INCH REBAR SET; THENCE SOUTH 2 DEGREES 07 MINUTES 09 SECONDS EAST 209.58 FEET (M) 210.00 FEET (D) TO A 3/8-INCH REBAR FOUND; THENCE NORTH 89 DEGREES 34 MINUTES 32 SECONDS WEST 212.88 FEET (M) 210.00 FEET (D) TO A 1-INCH CRIMPED IRON FOUND; THENCE SOUTH 1 DEGREES 27 MINUTES 41 SECONDS EAST 108.64 FEET (M) 110.00 FEET (D) TO A 5/8-INCH REBAR SET; THENCE NORTH 89 DEGREES 31 MINUTES 25 SECONDS WEST 203.38 FEET (M) 210.00 FEET (D) TO A 5/8-INCH REBAR SET; THENCE SOUTH 2 DEGREES 32 MINUTES 39 SECONDS EAST 28.62 FEET (M) 29.00 FEET (D) TO A 5/8-INCH REBAR SET; THENCE NORTH 89 DEGREES 13 MINUTES 15 SECONDS WEST 165.00 FEET TO A 5/8-INCH REBAR SET; THENCE NORTH 2 DEGREES 30 MINUTES 20 SECONDS WEST 349.46 FEET (M) 349.00 FEET (D) TO A 5/8-INCH REBAR SET ON SAID NORTH LINE; THENCE NORTH 89 DEGREES 13 MINUTES 15 SECONDS WEST ALONG SAID NORTH LINE 287.58 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 32.4 ACRES, MORE OR LESS. BEARINGS ARE BASED ON GPS OBSERVATIONS OF ALABAMA STATE PLANE COORDINATES WEST ZONE.

ACCORDING TO SURVEY DATED 12-20-05 BY STEVEN H. GILBERT, P.L.S. NO. 17507. SUBJECT TO RIGHT OF WAY EASEMENT FOR INGRESS AND EGRESS TO THE JAY AND BRENDA HEISLER PROPERTY AS DESCRIBED IN SURVEY DATED 12-20-05 BY STEVEN H. GILBERT, P.L.S. NO. 17507.

SUBJECT TO ROADWAY EASEMENT (BUSH AVENUE) TO THE CITY OF LEEDS, ALABAMA, AS RECORDED IN BOOK 349 PAGE 20 AND AS DESCRIBED IN SURVEY DATED 12-20-05 BY STEVEN H. GILBERT, P.L.S. NO. 17507.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.

ALSO SUBJECT TO:

1. Ad valorem taxes due October 1, 2024 and thereafter.
2. Any easements, rights-of-way and restrictions, covenants and conditions of record.
3. Mineral and mining rights excepted.

Property address: 9063 Bush Avenue, Leeds, AL 35094
Parcel ID: 01-6-23-0-001-041.000

This property does not constitute the homestead of the Grantor.

Subject to current taxes, restrictions, building lines, easements and rights-of-way, and any and all matters of public record and matters which could be revealed by a survey. Mineral and mining rights are not warranted or granted herewith.

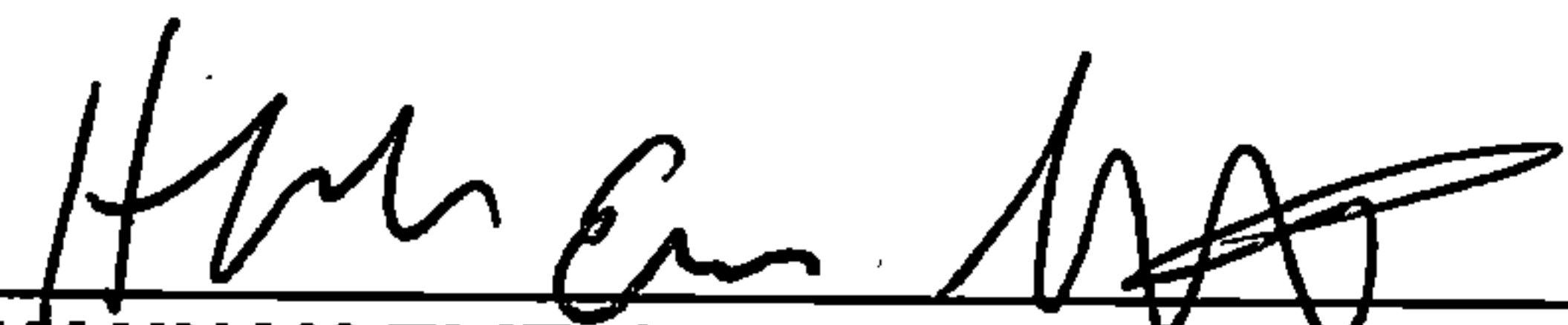


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TO HAVE AND TO HOLD unto the said Grantees as joint tenants with right of survivorship, their heirs and assigns, forever: it being the intention of the parties to this conveyance that in the event one Grantee herein survives the other, the entire interest 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 do, for myself and for my heirs, executors, and administrators, covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day of September, 2024.



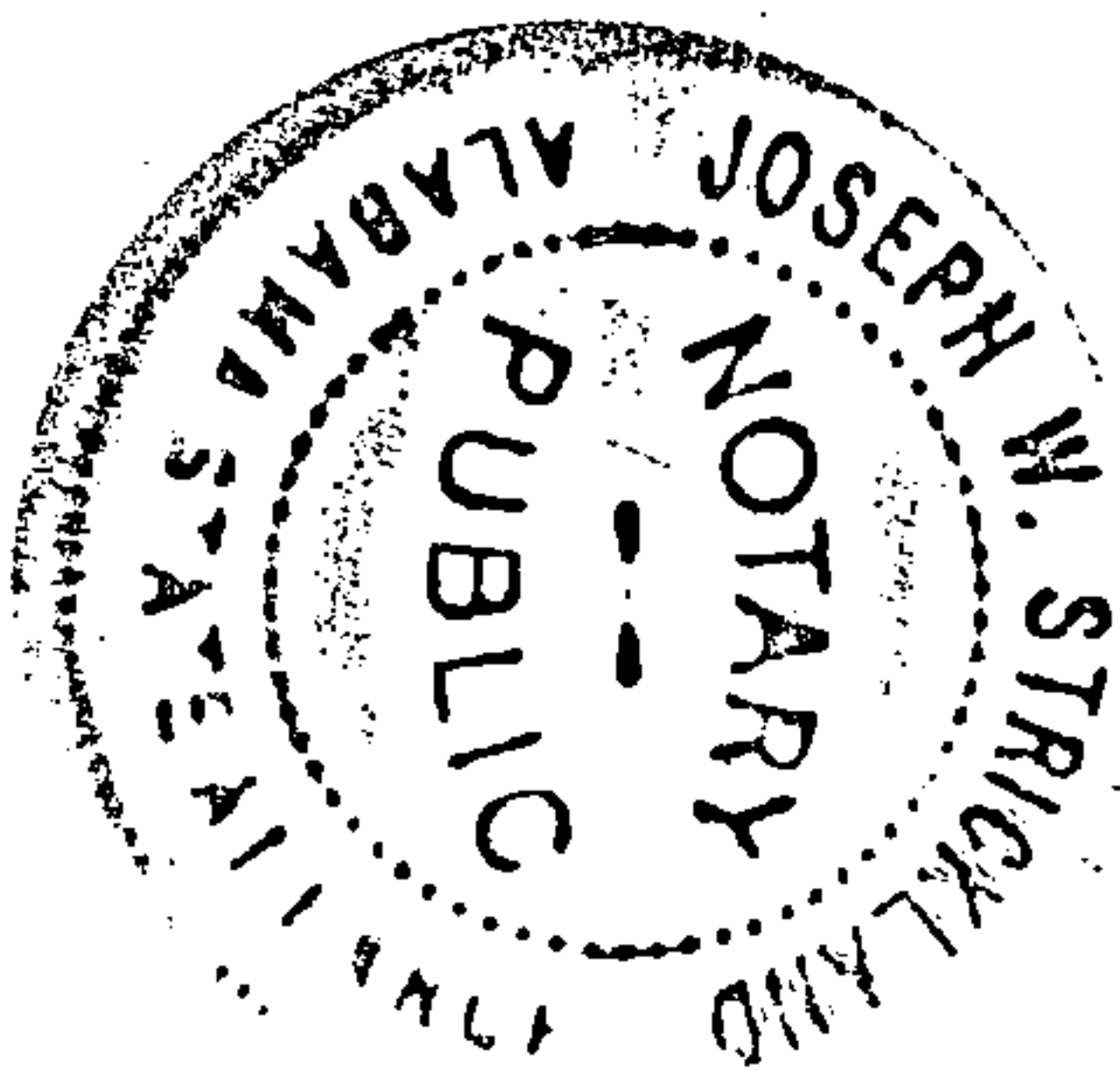
HANNAH ELIZABETH WHITE

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, Joseph W. Strickland, a Notary Public in and for said county in said State, hereby certify that **HANNAH ELIZABETH WHITE**, 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 3rd day of September, 2024





Notary Public
My Commission Expires:

JOSEPH W. STRICKLAND
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JUN. 06, 2027

Real Estate Sales Validation Form

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

Grantor's Name Hannah E. White
Mailing Address 7175 Rowan Road
Leeds, AL 35094

Grantee's Name Hannah E. White and
Mailing Address Skyler W. Jordan
7175 Rowan Road
Leeds, AL 35094

Property Address 9063 Bush Avenue
Leeds, AL 35094

Date of Sale 9/3/2024

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 192,620



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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 assessor records

☐ 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 9/11/2024

Print Joseph W. Strickland Attorney

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1