

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:
Donald Bryan Black

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)


20240926000299780 1/3 \$98.00
Shelby Cnty Judge of Probate, AL
09/26/2024 02:58:50 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SEVENTY THOUSAND DOLLARS AND ZERO CENTS (\$70,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Brenda Vick, a married woman* (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Donald Bryan Black** (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.

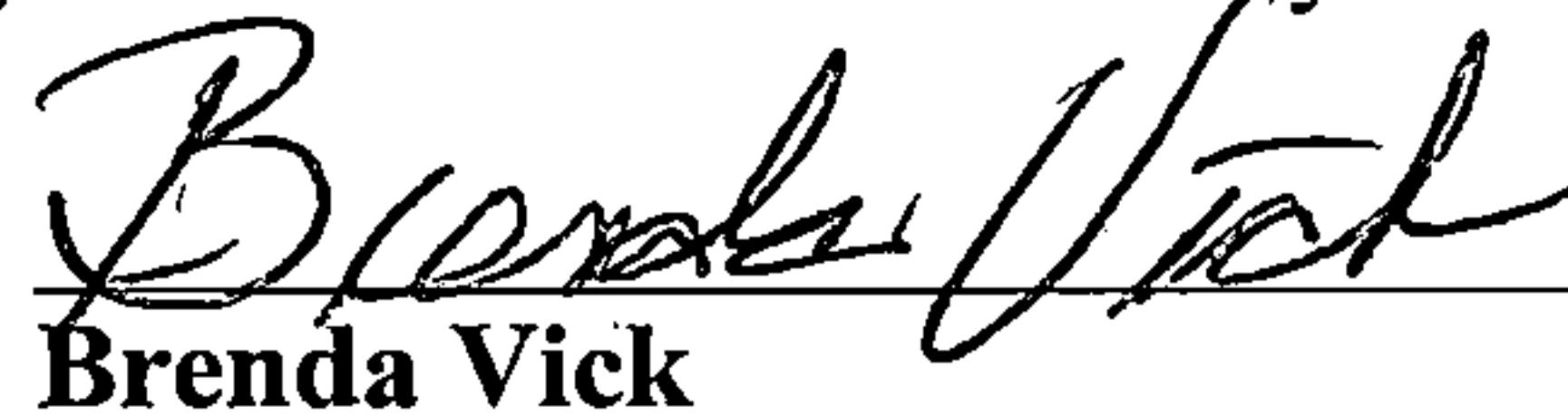
No part of the homestead of the Grantors herein or spouse, if any.

Brenda V. Black and Brenda Vick are one and the same person.

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

And I (we Grantees, heirs(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.

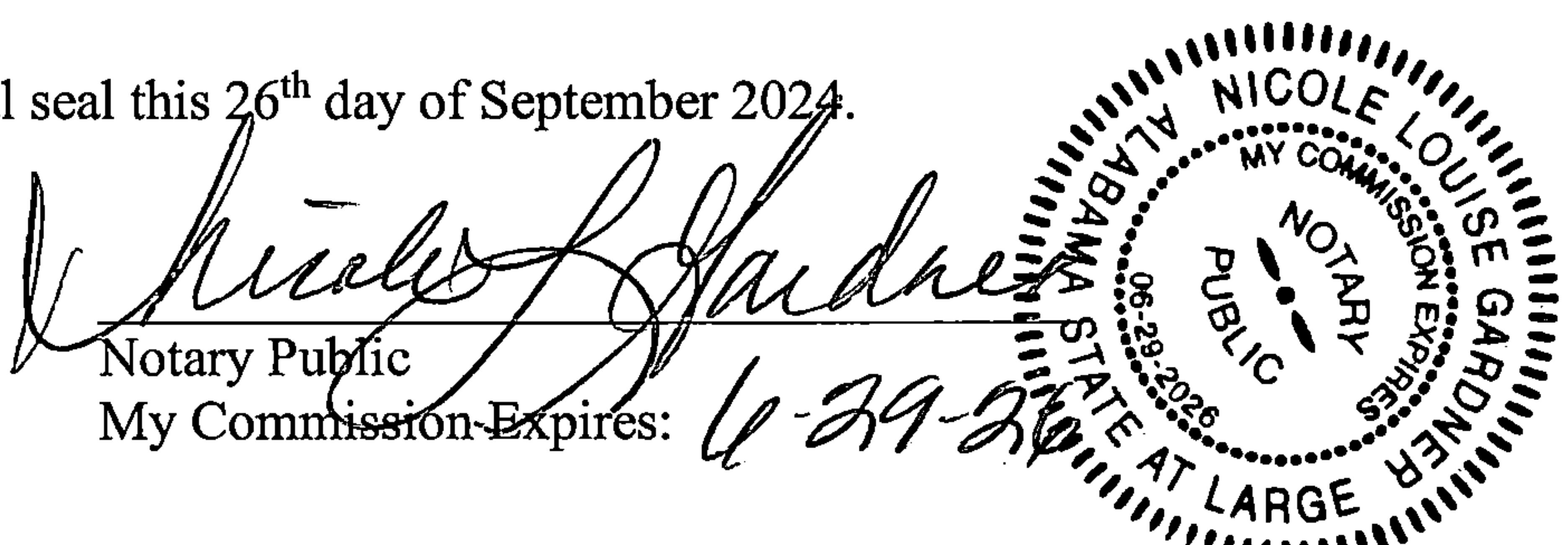
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26th day of September 2024.


Brenda Vick

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Brenda Vick**, 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 26th day of September 2024.


Nicole Louise Gardner
Notary Public
My Commission Expires: 08-29-2026
ALABAMA STATE AT LARGE
NOTARY PUBLIC
MY COMMISSION EXPIRES 08-28-2026
Nicole Louise Gardner
Notary Public
My Commission Expires: 08-29-2026
ALABAMA STATE AT LARGE
NOTARY PUBLIC
MY COMMISSION EXPIRES 08-28-2026

Shelby County, AL 09/26/2024
State of Alabama
Deed Tax:\$70.00

Exhibit "A" – Legal Description

20240926000299780 2/3 \$98.00
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Begin at the Northwest corner of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 14, Township 20, Range 1 West; thence run in a Southerly direction along the Section line 230 feet; thence East to the Pumpkin Swamp Road; thence in a Northerly direction along the Pumpkin Swamp Road 225 feet to the North line of said forty; thence West along the North line of said forty to the point of beginning, containing 4 acres, more or less, and situated in Shelby County, Alabama.

Beginning at the Northwest corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 20, Range 1 West; thence run in a southerly direction along the section line 190 yards; thence east to the Pumpkin Swamp Road; thence in a Northerly direction along the Pumpkin Swamp Road to the North line of said forty; thence West along the North line of said forty to the point of beginning, containing 14 acres, more or less; however, there is EXCEPTED herefrom certain parcels of land heretofore conveyed to G. Horace Vick, to Harold and to Sidney Vick.

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Brenda Vick
495 Gray Rd
Carrollton, GA
30110

Grantee's Name
Mailing Address

Donald Bryan Black

Property Address

7575 & 7551
Chelsea Rd
Columbus, GA
35051



20240926000299780 3/3 \$98.00
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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
 Sales Contract
 Closing Statement

Appraisal
 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 9-26-24

Print Brenda Vick

Sign Brenda Vick

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)