

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:
Deidre Dobyns

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)



20241017000325520 1/3 \$202.50
Shelby Cnty Judge of Probate, AL
10/17/2024 08:46:23 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED SEVENTY FOUR THOUSAND ONE HUNDRED FORTY DOLLARS AND NO CENTS (\$174,140.00)**, 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, we, *Deidre Dobyns, a single woman* (herein referred to as *Grantors*) grant, bargain, sell and convey unto *Deidre Dobyns and Justin Prescott Johnson, 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, 2025.
2. Easements, restrictions, rights of way, and permits of record.

The grantor, Deidre Dobyns is the surviving grantee in Instrument No. 20170724000262810. The other grantee, David Dobyns is deceased, having passed September 30, 2024.

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.

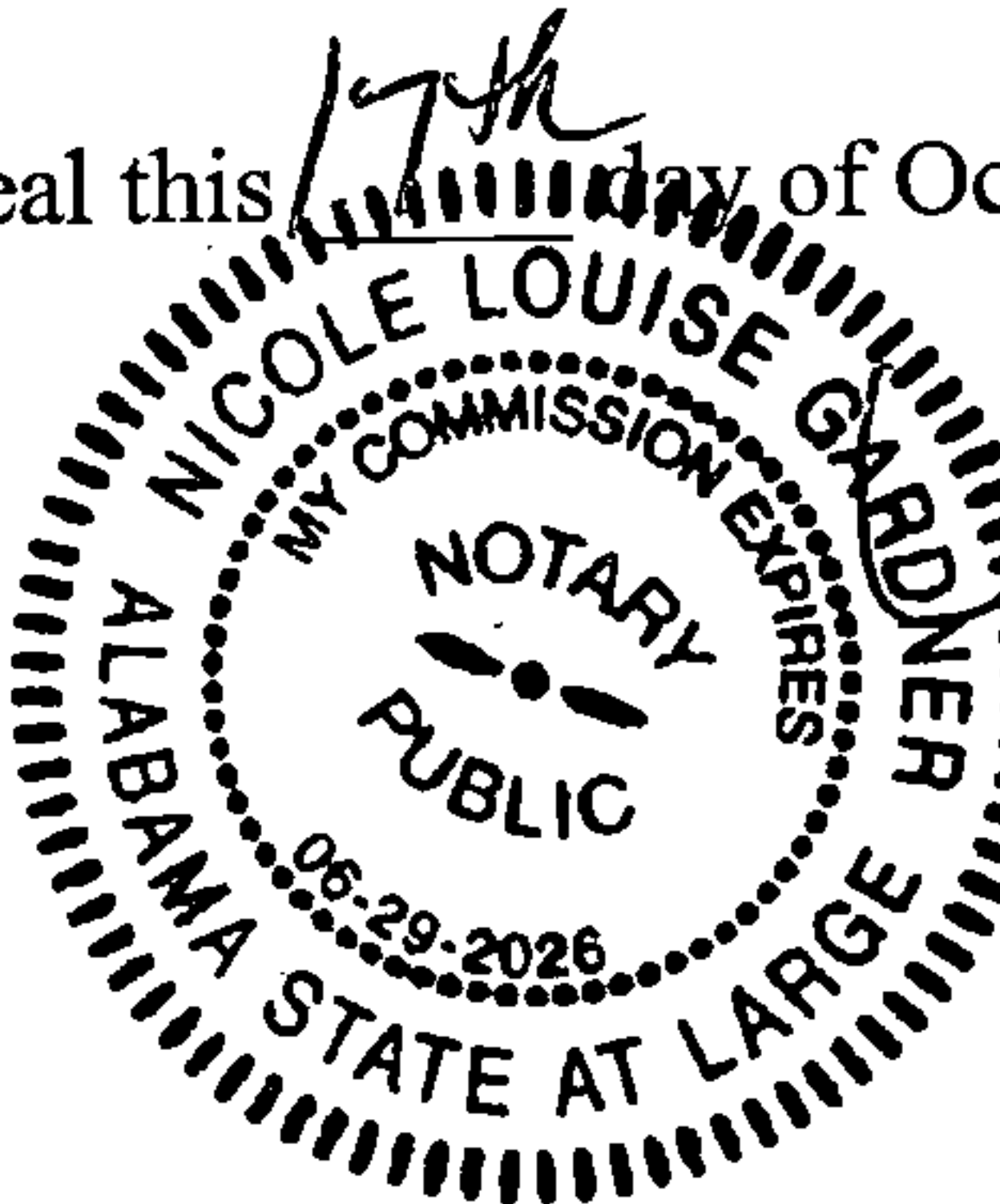
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17th day of October 2024.

Deidre Dobyns
Deidre Dobyns

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Deidre Dobyns*, whose names are signed to the foregoing conveyance, and who are 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 17th day of October 2024.



Nicole Louise Gardner
Notary Public
My Commission Expires: 06-29-2026

Shelby County, AL 10/17/2024
State of Alabama
Deed Tax: \$174.50

EXHIBIT A – LEGAL DESCRIPTION



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A parcel of land situated in the NE 1/4 of the SE 1/4 of Section 20, Township 20 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of the NE 1/4 of the SE 1/4 of said Section, Township and Range; thence South 00 degrees 00 minutes 07 seconds West, a distance of 523.09 feet to a point lying on the westerly right of way line of Shelby County Highway 55, (80' ROW) said point also being the beginning of a curve to the left, having a radius of 1340.00 feet, a central angle of 10 degrees 55 minutes 14 seconds and subtended by a chord which bears South 10 degrees 44 minutes 17 seconds West and a chord distance of 255.02 feet; thence along the arc of said curve and said ROW line a distance of 255.40 feet to the point of beginning; thence South 84 degrees 26 minutes 41 seconds West, and leaving said ROW line a distance of 212.73 feet; thence South 01 degrees 35 minutes 15 seconds a distance of 209.93 feet; thence South 81 degrees 00 minutes 18 seconds East a distance of 153.53 feet; thence South 86 degrees 55 minutes 17 seconds East a distance of 64.18 feet to a point on the westerly ROW line of above said Highway 55; thence North 01 degrees 50 minutes 20 seconds West and along said ROW line a distance of 66.96 feet to a point, said point being the beginning of a curve to the right having a radius of 1340.00 feet, a central angle of 08 degrees 10 minutes 28 seconds and subtended by a chord which bears North 01 degrees 11 minutes 27 seconds East, and a chord distance of 191.01 feet; thence along the arc of said curve and said ROW line a distance of 191.17 feet to the Point of Beginning.

ALSO, an easement for ingress and egress described as follows: Being at the northeast corner of the NE 1/4 of the SE 1/4 of Section 20, Township 20 South, Range 1 East, Shelby County, Alabama; thence South 00 degrees 00 minutes 07 seconds West, a distance of 523.00 feet to a point lying on the westerly ROW line of Shelby County Highway 55, 80 foot ROW said point also being the beginning of a curve to the left, having a radius of 1340.00 feet, a central angle of 10 degrees 55 minutes 14 seconds and subtended by a chord which bears South 10 degrees 44 minutes 17 seconds West and a chord distance of 255.02 feet; thence along the arc of said curve and said ROW line a distance of 255.40 feet to a point, said point being the beginning of a compound curve having a radius of 1340.00 feet to a central angle of 08 degrees 10 minutes 26 seconds and subtended by a chord which bears South 1 degree 11 minutes 27 seconds West and a chord distance of 191.01 feet; thence along the arc of said curve and said ROW line a distance of 191.17 feet; thence South 1 degree 50 minutes 20 seconds East and along said ROW line a distance of 66.96 feet to the point of beginning of said centerline; thence North 86 degrees 55 minutes 17 seconds West and leaving said ROW line a distance of 64.18 feet to the Point of Ending of said centerline.

Real Estate Sales Validation Form

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

Grantor's Name Deidre Dobyns
Mailing Address 3801 Hwy 55
Wilsonville AL
3518

Grantee's Name Deidre Dobyns
Mailing Address 3801 Hwy 55
Wilsonville AL
3518

Property Address 3801 Hwy 55
Wilsonville AL
35186

Date of Sale 10-17-24
Total Purchase Price \$ _____

or
Actual Value \$ 0

or
Assessor's Market Value \$ 174,140.00



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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 Tax Value

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 10-17-24

Print Deidre Dobyns

Sign Deidre Dobyns

(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(verified by)

Form RT-1