

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:
James E. Gill, Jr.
Janet A. Gill

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

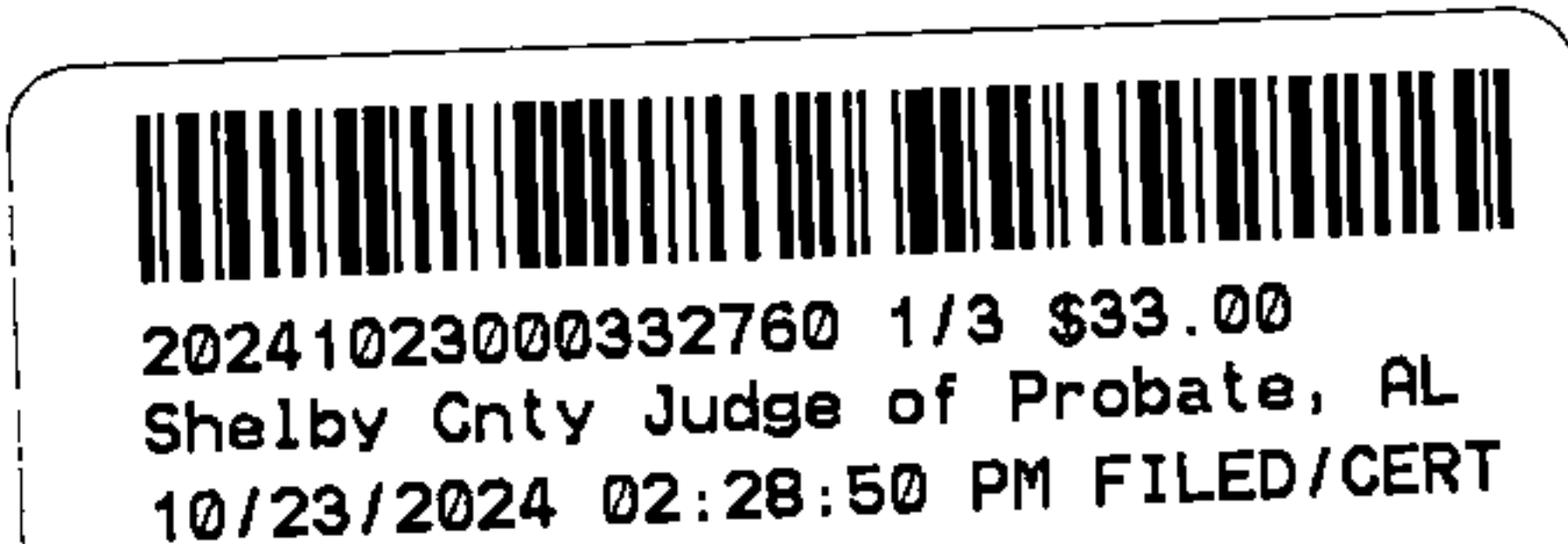
STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIVE THOUSAND DOLLARS AND ZERO CENTS (\$5,000.00)**, 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, **James E. Gill Jr. and wife Janet A. Gill** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **James E. Gill, Jr. and Janet A. Gill, 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.



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 23 day of October 2024.

James E. Gill Jr.

Janet A. Gill

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **James E. Gill, Jr. and Janet A. Gill**, 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 23rd day of October 2024.

Shelby County, AL 10/23/2024
State of Alabama
Deed Tax: \$5.00

Notary Public
My Commission Expires: 8/26/2025



Exhibit "A" – Legal Description



20241023000332760 2/3 \$33.00
Shelby Cnty Judge of Probate, AL
10/23/2024 02:28:50 PM FILED/CERT

**LEGAL DESCRIPTION
AS-SURVEYED**

PARCEL B

A parcel of land, lying in the Southwest 1/4 of the Southeast 1/4 of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at a 5/8" capped rebar set stamped "Clinkscals" being the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of said Section 28; thence North 01 degrees 43 minutes 39 seconds West along the West line of said 1/4-1/4 section for a distance of 281.85 feet to a 2" pipe found; thence leaving said West line, North 89 degrees 33 minutes 07 seconds East for a distance of 634.34 feet to a 5/8" rebar found; thence South 00 degrees 59 minutes 51 seconds East for a distance of 390.69 feet to a 5/8" capped rebar set stamped "Clinkscals"; thence South 39 degrees 27 minutes 47 seconds West for a distance of 53.20 feet to a 1/2" capped rebar found stamped "Arrington"; thence North 49 degrees 30 minutes 39 seconds West for a distance of 19.85 feet to a 1/2" capped rebar found stamped "Arrington"; thence South 26 degrees 52 minutes 26 seconds West for a distance of 36.00 feet to a 1/2" capped rebar found stamped "Arrington"; thence South 50 degrees 30 minutes 02 seconds East for a distance of 12.00 feet to a 5/8" capped rebar found; thence South 39 degrees 27 minutes 47 seconds West for a distance of 47.39 feet to a nail with washer set stamped "Clinkscals"; thence North 54 degrees 43 minutes 01 seconds West for a distance of 179.14 feet to a 5/8" capped rebar set stamped "Clinkscals"; thence South 17 degrees 56 minutes 41 seconds West for a distance of 60.85 feet to a 5/8" capped rebar set stamped "Clinkscals"; thence South 28 degrees 19 minutes 09 seconds West for a distance of 88.90 feet to a 5/8" capped rebar set stamped "Clinkscals"; thence South 00 degrees 33 minutes 09 seconds East for a distance of 25.31 feet to a 5/8" capped rebar set stamped "Clinkscals"; thence South 34 degrees 35 minutes 14 seconds West for a distance of 12.78 feet to a nail with washer set stamped "Clinkscals"; thence North 54 degrees 37 minutes 54 seconds West for a distance of 42.07 feet to a nail with washer set stamped "Clinkscals" and the POINT OF BEGINNING of the parcel herein described; thence South 54 degrees 37 minutes 54 seconds East for a distance of 290.25 feet to a P.K. Nail found on the Northwest right-of-way margin of Shelby County Highway 25 (AKA U.S. Highway 231) (variable right-of-way); thence South 37 degrees 35 minutes 13 seconds West along said right-of-way for a distance of 164.81 feet to a nail with washer stamped "Clinkscals" set at a point of flare in said right-of-way; thence with said flare, South 71 degrees 51 minutes 33 seconds West for a distance of 140.00 feet to a nail with washer stamped "Clinkscals" set on the Northeast right of way margin of U.S. Highway 280 (120' right-of-way); thence along said right-of-way, North 70 degrees 31 minutes 07 seconds West for a distance of 55.00 feet to a nail with washer set stamped "Clinkscals"; thence North 65 degrees 50 minutes 47 seconds West for a distance of 44.92 feet to a P.K. Nail found; thence leaving said right-of-way, North 00 degrees 53 minutes 01 seconds West for a distance of 270.54 feet to a nail with washer set stamped "Clinkscals"; thence North 69 degrees 34 minutes 34 seconds East for a distance of 100.20 feet to the POINT OF BEGINNING. Containing 1.73 acres, more or less.

Real Estate Sales Validation Form

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

Grantor's Name James or Janet Gill
Mailing Address 1208 Klein Rd
Harpersville AL 35078

Grantee's Name James or Janet Gill
Mailing Address 1208 Klein Rd
Harpersville AL 35078

Property Address 5350 Hwy 280 West
Harpersville AL 35078

Date of Sale 10/23/24
Total Purchase Price \$ 5,000.00

or
Actual Value \$

or
Assessor's Market Value \$



20241023000332760 3/3 \$33.00
Shelby Cnty Judge of Probate, AL
10/23/2024 02:28:50 PM FILED/CERT

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 Cash

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 10/23/24

Print Janet Gill

Unattested

Sign Janet Gill

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1