

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:
Michael M. Jared
245 Breun Ave SE
Columbiana AL
35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **Two Hundred Sixteen Thousand Three Hundred Ninety AND 81/100 DOLLARS (\$216,390.81)**, 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, *Jared Properties (herein referred to as Grantor)* grant, bargain, sell and convey unto *Michael M. Jared and wife Lynn S. Jared, 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.

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

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.

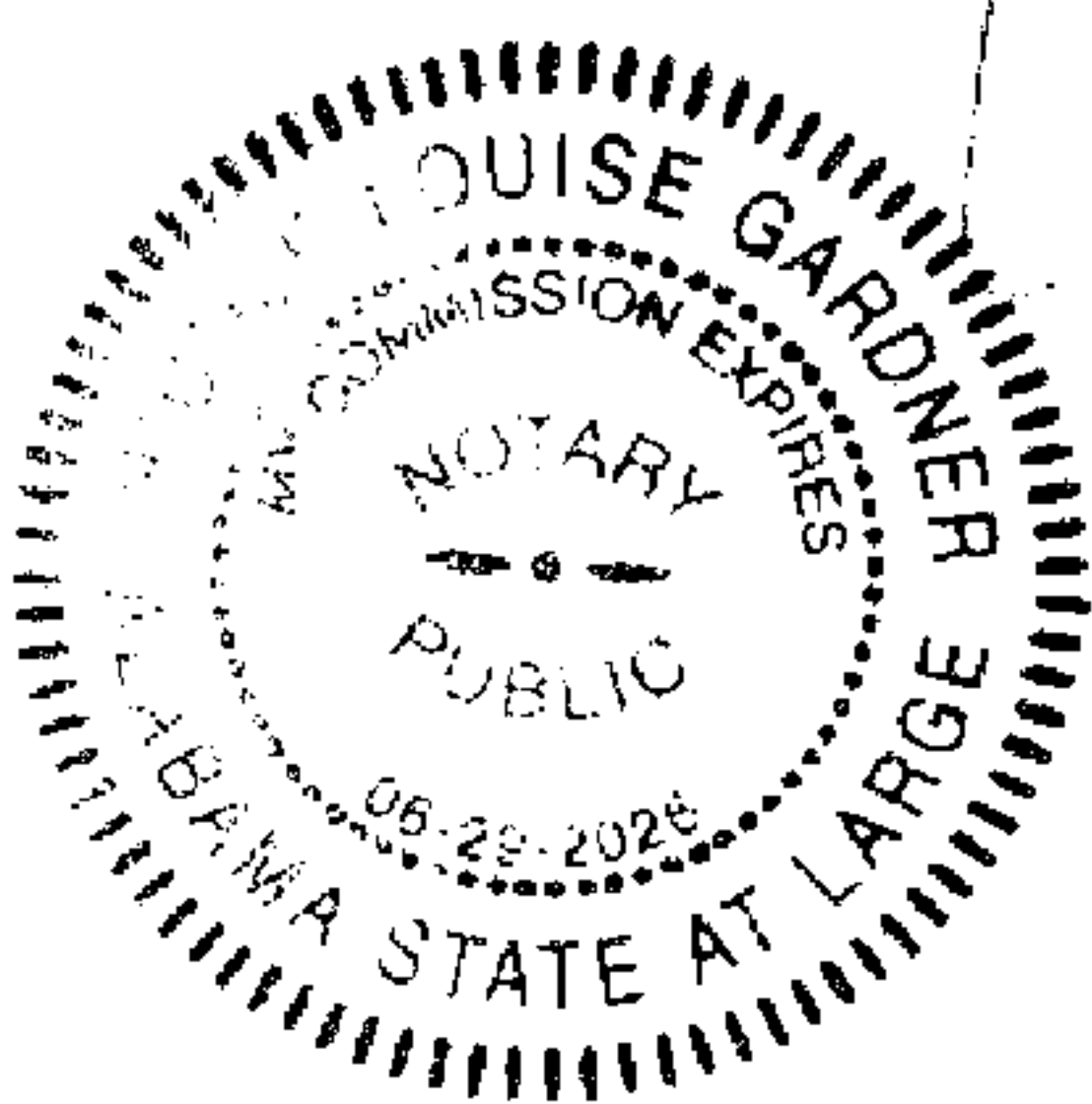
IN WITNESS WHEREOF, I have hereunto set my hand and seal this *21st* day of November, 2024.

[Signature]
Jared Properties
Michael M. Jared
Partner

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Michael M. Jared as Partner of Jared Properties**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this *21st* day of November, 2024.



[Signature]
Notary Public
My Commission Expires: *06-28-2026*

EXHIBIT A – LEGAL DESCRIPTION

Parcel # 09-9-32-0-002-032.000

Lot 1, according to the survey of Brynleigh Estates, as recorded in Map Book 53, Page 99, Probate Office Shelby County, Alabama.

Parcel # 09-9-32-0-002-035.000

Lot 4, according to the survey of Brynleigh Estates, as recorded in Map Book 53, Page 99, Probate Office Shelby County, Alabama.

Parcel # 09-8-33-0-001-003.002

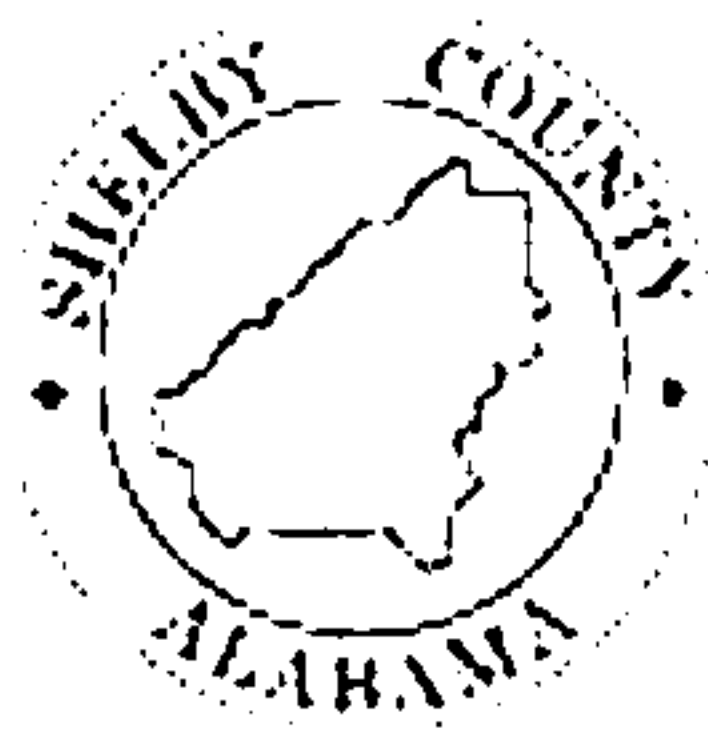
BEG NW COR SEC TH S 950 TH NE 1400 TH W TO POB, SECTION 33, TOWNSHIP 19 SOUTH, RANGE 1 WEST AS DESCRIBED IN INST. NO. 20140520000151560, PROBATE OFFICE, SHELBY COUNTY, ALABAMA.

Parcel # 09-9-32-0-001-001.000

NE1/4 EXCEPT: ROW LESS: BEG SE COR NE1/4 THE W 1980'(S) THE NE 2670'(S) THE S1780'(S) TO POB ALSO LESS: BRYNLEIGH ESTATES MB 19 PG 139; ALSO LESS: BRYNLEIGH ESTATES MB 21 PG 65 2ND SECTOR, SECTION 32, TOWNSHP 19 SOUTH, RANGE 1 WEST AS DESCRIBED IN INST. NO. 20140520000151540, PROBATE OFFICE, SHELBY COUNTY, ALABAMA.

Parcel # 09-9-32-0-004-001.001

COM NW COR NE ¼ NW ¼ S TO N ROW HWY 11 NELY ALG SD ROW TO N LN OF SD ¼ W TO POB; S: 32 T: 19S R: 01W; ACRES: 0.09; DIM 137 X 74.47



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/21/2024 02:11:13 PM
 \$244.50 BRITTANI
 20241121000361900

Allen S. Beal

Real Estate Sales Validation Form

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

Grantor's Name Turn L. Perpetua
 Mailing Address 245 Bream Lane Rd
Columbiana, AL 35051

Grantee's Name Michael M. Tarned
 Mailing Address 245 Bream Lane Rd
Columbiana, 35051

Property Address None

Date of Sale 21 Nov 24
 Total Purchase Price \$ 216,390.00
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ _____

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 21 Nov 24

Print Michael M. Tarned

Unattested

(verified by)

Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1