

SEND TAX NOTICE TO:

Christopher Allyn Garner

1266 County Road 482

Crossville, AL 35962

This instrument was prepared by:

Wendy Hartley Gregerson, Attorney
5501 Highway 280, Suite 301
Birmingham, AL 35242

20250103000004060 1/3 \$96.00
Shelby Cnty Judge of Probate, AL
01/03/2025 12:59:07 PM FILED/CERT



WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten and no/100 Dollar (\$10.00) and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Billie Webb Whitfield**, a widowed woman, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Christopher Allyn Garner**, an unmarried man and **Hannah Faith Garner**, an unmarried woman, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

3645 Highway 32, Wilsonville, AL 35186 more particularly described as follows:

A part of the SE1/4 of NE1/4 and part of NE1/4 of SE1/4, Section 31 Township 19 South, Range 1 East, described as follows: Commence at the NE corner of the NE1/4 of SE1/4 of Section 31, Township 19 South, Range 1 East and run Westerly direction along the North line of said 1/4 1/4 Section a distance of 245.03 feet to the centerline of a County public road; thence turn an angle of 29 deg.05' to the left and run along the center line of said road for a distance of 155.0 feet; to point of beginning; thence turn an angle of 90 deg. right and run 200 feet; thence turn an angle of 90 deg. left and run 180 ft.; thence turn an angle of 90 deg. left and run along the East line of land belonging to Robert and Deborah Vandermolen, a distance of 200 feet to the center line of County public road; thence turn an angle to left and run along center line of said road 180 feet to point of beginning.

1. Subject to the Ad Valorem taxes for the 2024 and all following years, rights-of-way, easements, covenants, reservations, and restrictions of record.
2. No title examined, no survey provided and no tax advice given.

TO HAVE AND TO HOLD to the said Grantee, their heirs and assigns forever.



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I do for myself and for my heirs, executors and administrators covenant with the said Grantees, her 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, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 23rd day of October, 2024.

Billie W. Whitfield
Billie W. Whitfield

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billie W. Whitfield, 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.

Wendy A. Hartley
Notary Public



Real Estate Sales Validation Form

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

Grantor's Name Billie Webb Whitfield
Mailing Address Po Box 623
Chelsea, AL
35043

Grantee's Name Christopher Allyn Garner
Mailing Address 1216 County Rd 482
Crossville, AL
35962

Property Address 3645 Hwy 32
Wilsonville, AL
35186

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 67,390

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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
 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 1-3-2025

Print Billie Webb Whitfield

Sign Billie Webb Whitfield

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1