

**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:*

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA)  
COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration **FORTY EIGHT THOUSAND SEVEN HUNDRED SEVENTY AND NO/00 DOLLARS (\$48,770.00)**, 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, **Patrick Wade (herein referred to as Grantor)** grant, bargain, sell and convey unto **John W. Lenn and Lay Lenn, 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**

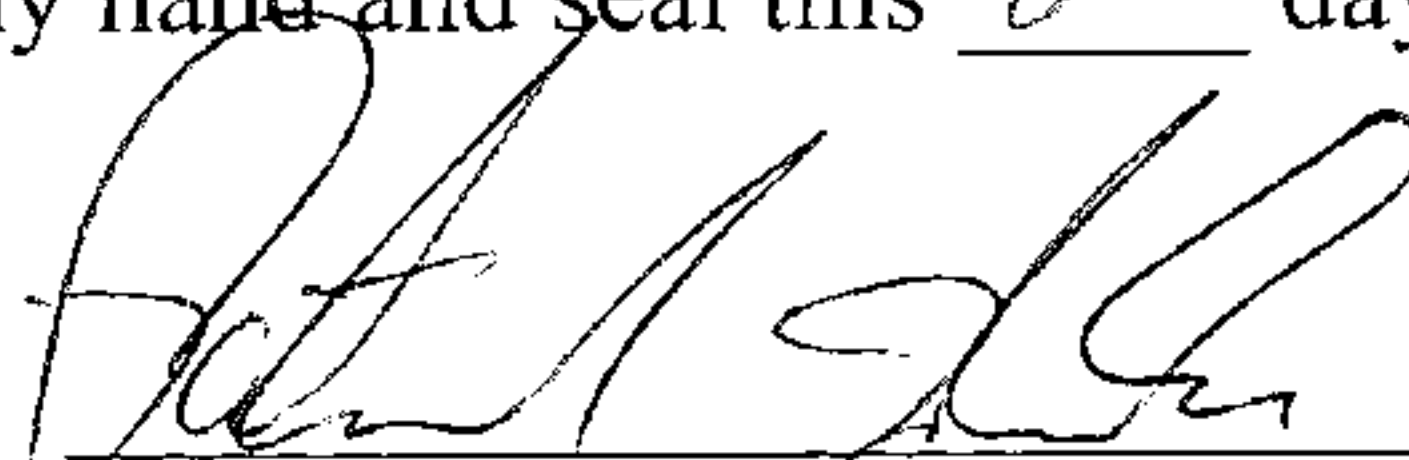
**SUBJECT TO:**

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** 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.

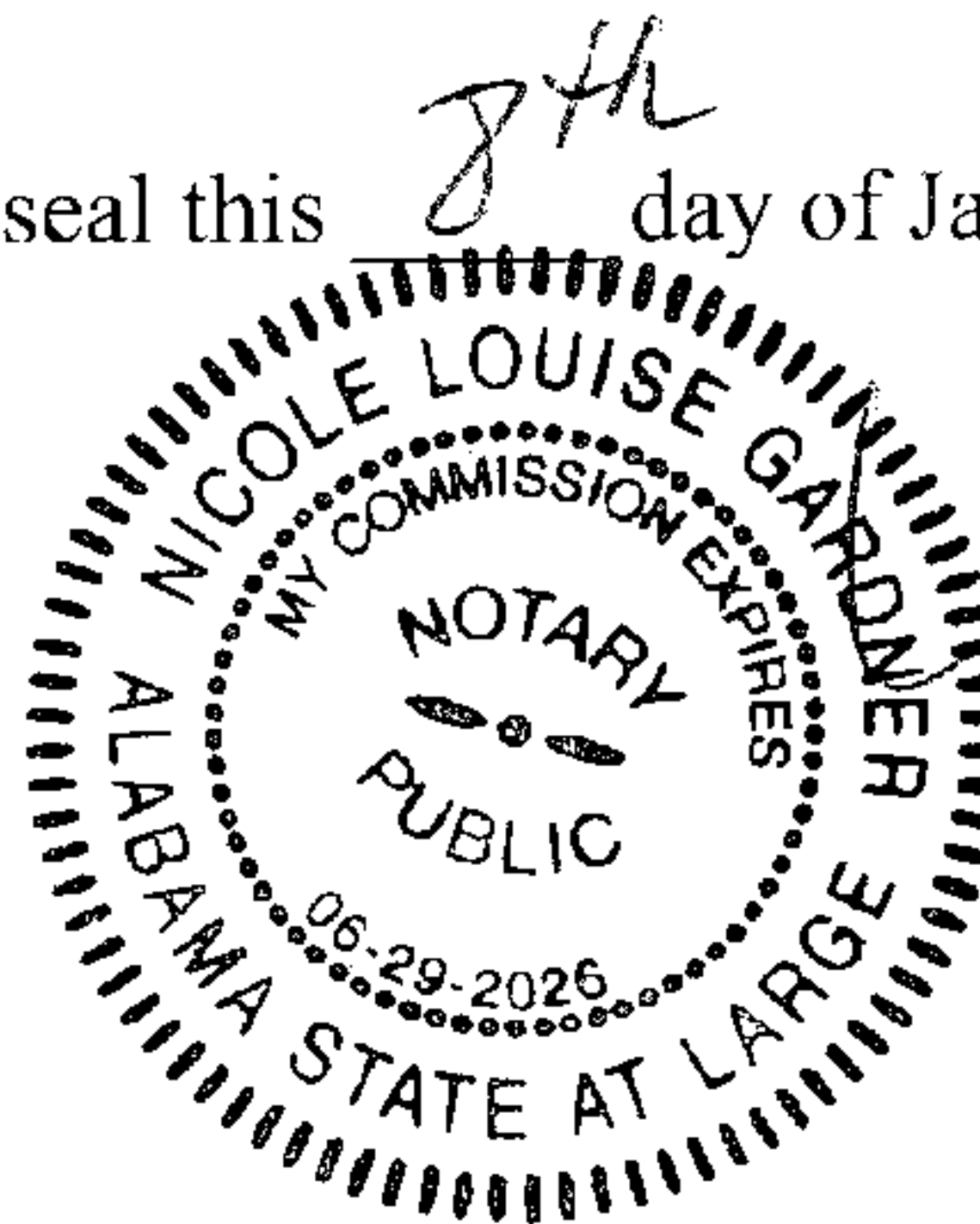
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 8<sup>th</sup> day of January 2025.

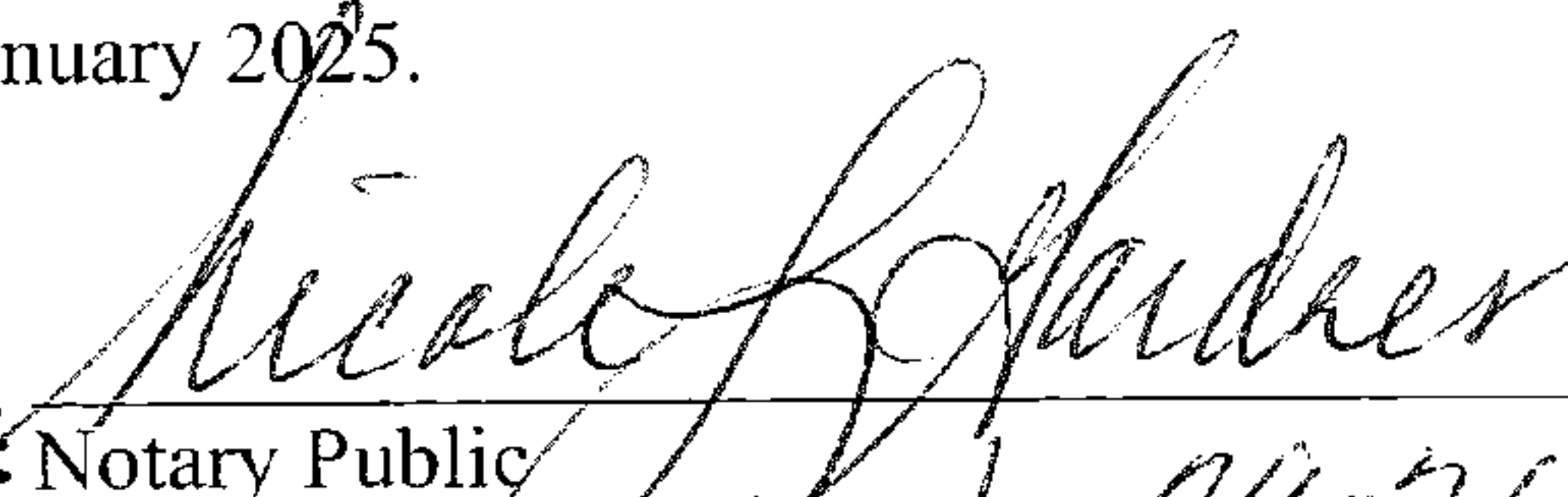
  
\_\_\_\_\_  
**Patrick Wade**

**STATE OF ALABAMA)  
COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Patrick Wade**, 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 8<sup>th</sup> day of January 2025.

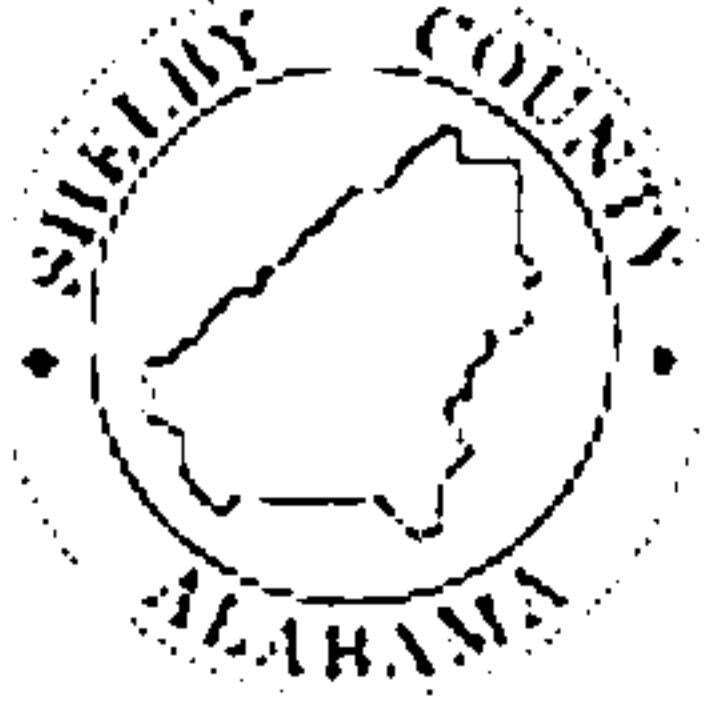


  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 06-29-26

**Exhibit "A"**  
**Legal Description**

TRACT NO. 8:

Commence at the SW corner of the NE 1/4 of the NW 1/4 of Section 11, Township 19 South, Range 2 East; thence North 0 degrees 04 minutes 10 seconds West 1157.55 feet; thence run South 62 degrees 29 minutes 02 seconds East 455.45 feet to the point of beginning; thence run North 27 degrees 45 minutes 51 seconds East 426.91 feet; thence run North 89 degrees 16 minutes 07 seconds East 312.57 feet; thence run South 27 degrees 45 minutes 51 seconds West 585.15 feet to the P.C. of a curve to the right having a central angle of 2 degrees 14 minutes 49 seconds and a radius of 3544.59 feet; thence run along the arc of said curve 139.01 feet; thence run North 59 degrees 27 minutes 58 seconds West 76.08 feet to the P.C. of a curve to the left having a central angle of 2 degrees 46 minutes 09 seconds and a radius of 1237.09 feet; thence run along the arc of said curve 59.79 feet to the point of beginning.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/08/2025 12:45:40 PM  
\$77.00 BRITTANI  
2025010800008910

*Allen S. Boyd*

Real Estate Sales Validation Form

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

Grantor's Name Patrick Wade  
Mailing Address 24 Margaret Ln  
Lincoln AL  
35096

Grantee's Name John W. Lenn  
Mailing Address 2137 Hwy 380  
Harpersville AL  
35078

Property Address Average

Date of Sale 1-8-25  
Total Purchase Price \$ 48  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 48,770.00

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 tax value
- 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 1-8-25

Print Patrick Wade

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one