

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:
Dalton Allen geeslin

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIFTY THOUSAND AND NO/00 DOLLARS (\$50,000.00)**, 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, ***Jerry W. Palmer and wife, Brenda G. Palmer*** (herein referred to as ***Grantor***) grant, bargain, sell and convey unto ***Dalton Allen Geeslin, Gage Tanner Geeslin and Seth Caleb Smith*** joint tenants with right of survivorship (herein referred to as ***Grantees***), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

Commence at the NE corner of the NW ¼ of the NW ¼ of Section 22, Township 21 South, Range 3, West, Shelby County, Alabama; thence N 89 deg-52'29" W along the North line of said ¼-1/4 section a distance of 437.17; thence S 90 deg-15' 46" W a distance of 104.54' to the POINT OF BEGINNING; thence continue along the last described a distance of 04.55; thence N 89 deg-58'48" W a distance of 208.49' to the Easterly right-of-way of Washington Lane; thence N 90deg-16'04" E along said right-of-way a distance of 104.74; thence S 89 deg-55'39" E and leaving said right-of-way a distance of 208.48' to the POINT OF BEGINNING. Said parcel of land contains 0.50 acres, more or less.

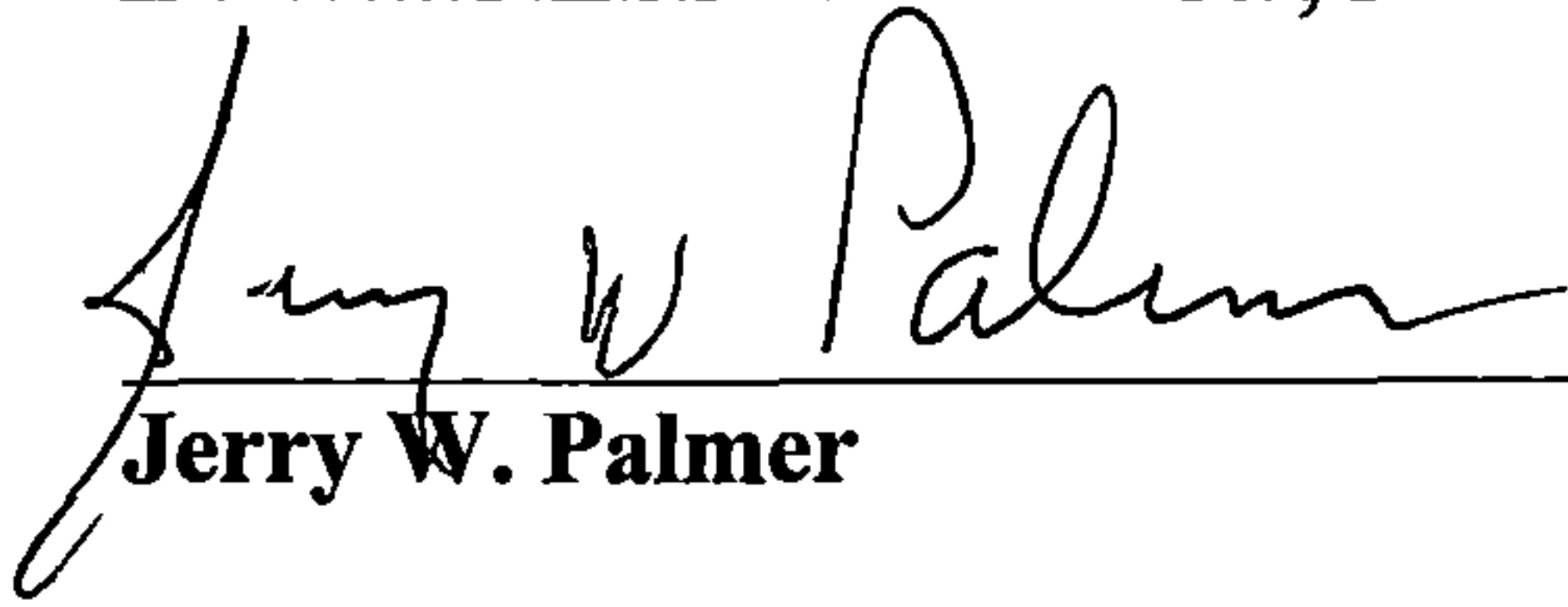
SUBJECT TO:

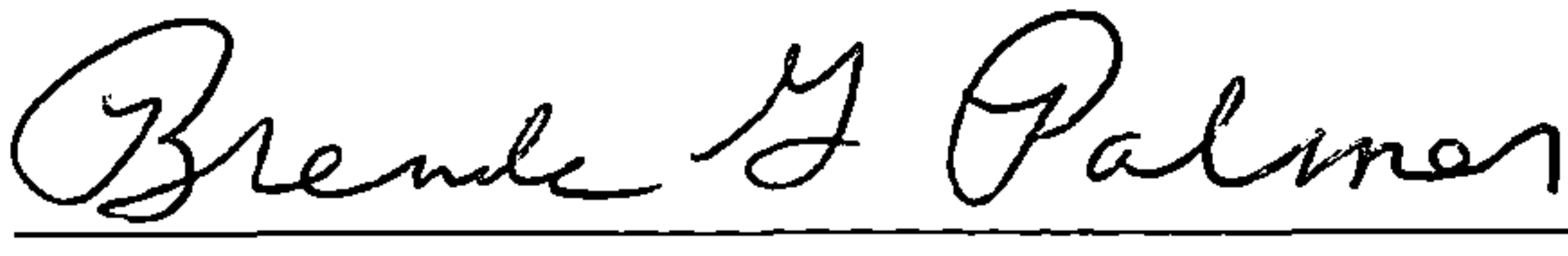
- 1. Ad valorem taxes due and payable October 1, 2025.
- 2. Easements, restrictions, rights of way, and permits of record.

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 ____ day of January 2025.

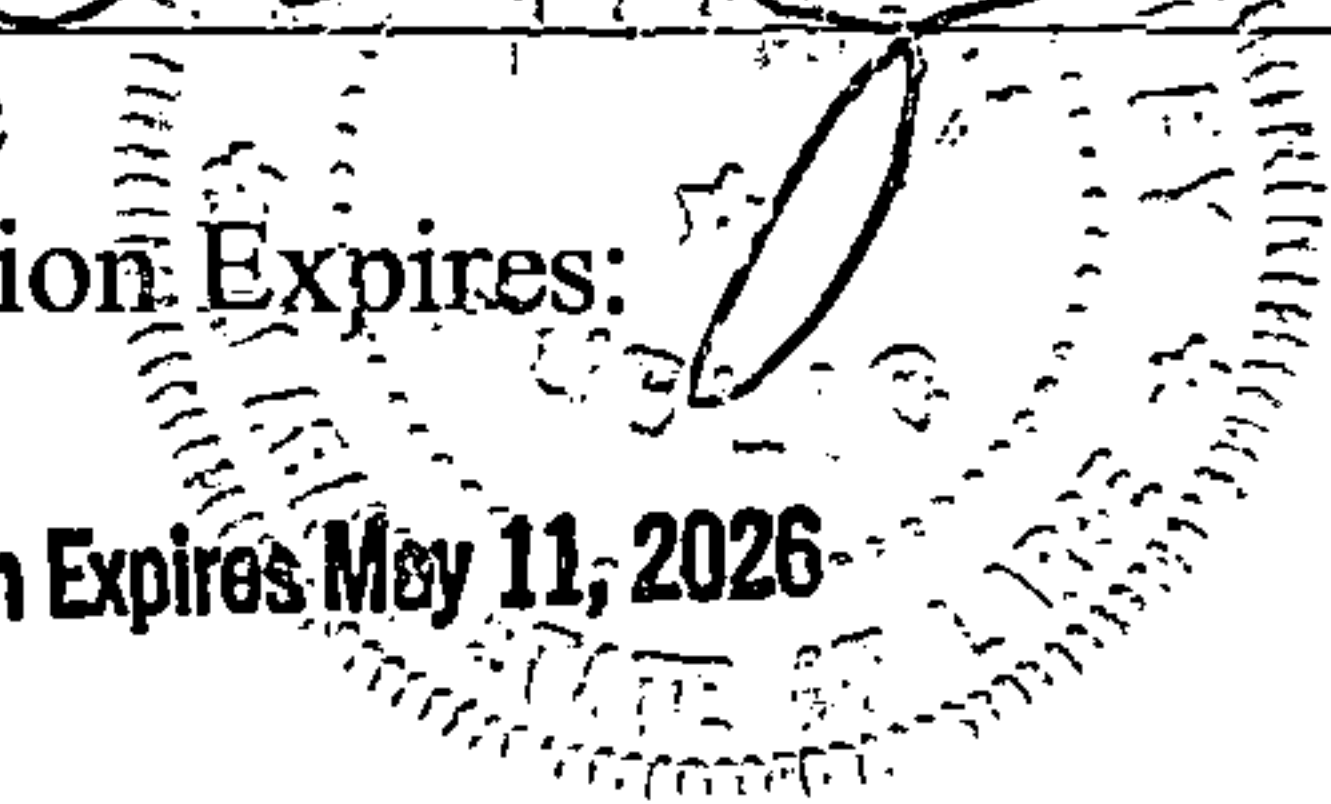

Jerry W. Palmer


Brenda G. Palmer

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***Jerry W. Palmer and Brenda G. Palmer***, 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 30 day of January 2025.


Notary Public
My Commission Expires: 
My Commission Expires May 11, 2026

Real Estate Sales Validation Form

20250130000029890 2/2 \$76.00
Shelby Cnty Judge of Probate, AL
01/30/2025 03:03:11 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, Sec.

Grantor's Name
Mailing Address

Jerry & Brenda Palmer
✓ 916 Hwy 33
Pelham, AL
35124

Grantee's Name
Mailing Address

Dalton Allen Geestin
✓ 160 Washington Ln
Alabaster, AL
35007 35124

Property Address

✓ 160 Washington Ln
Alabaster, AL
35007

Date of Sale

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$

50,000

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 1-30-2025

Print

Brenda Palmer
Jerry W Palmer

Sign

Brenda Palmer
Jerry W Palmer

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1