



20250226000056780 1/3 \$68.00
Shelby Cnty Judge of Probate, AL
02/26/2025 10:11:26 AM FILED/CERT

This instrument prepared by:

Morrison Honea, LLC

101 North Main Street

Columbiana, Al 35051

Send Tax Notice to:

Ms. Lawanda Buckhannon

1121 Red Wal Drive

Birmingham, Al 35215

GENERAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration

of the sum of **ONE and NO/100 (\$1.00)** and other good and valuable considerations paid to the undersigned, the receipt whereof is acknowledged, we, **Jermichal L. Buckhannon, a single man, and Jermaine Buckhannon, a single man** (herein referred to as GRANTORS) with full authority, do grant, bargain, sell and convey unto **Lawanda Buckhannon** (herein referred to as GRANTEES), to own in FEE SIMPLE the following described real estate situated in Shelby County, Alabama to-wit:

ALL THAT PART OF THE NE ¼ OF THE NW ¼, SECTION 33, TOWNSHIP 18, RANGE 2 EAST, LYING NORTH AND EAST OF THE CENTRAL OF GEORGIA RAILWAY RIGHT-OF-WAY, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Subject to:

- a. General tax assessments, current and subsequent
- b. Municipal fees and assessments, if any
- c. Mineral rights are NOT owned by Grantor
- d. Easements, encroachments, and rights-of-ways shown or recorded

Parcel Number: 05 8 33 0 000 021.000

THIS DEED PREPARED WITHOUT EXAMINATION OF THE TITLE OR SURVEY

TO HAVE AND TO HOLD unto the said Grantees, his/her/their heirs and We, **Jermichal and Jermaine Buckhannon** do for ourselves and for our heirs, executors, and administrators

covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all known encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 02/26/2025
State of Alabama
Deed Tax: \$39.00

IN WITENSS WHEREOF, the Grantors have hereunto set their hand and seal on

February 14, 2025.

James L. Buckhannon

Jermichal L. Buckhannon

State of Alabama

County of SHELBY

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that, **Jermichal L. Buckhannon**, 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 14th day of February, 2025.

Notary Public: [Signature]

Commission expires: 4-30-26

JJB

Jermaine J. Buckhannon

State of Alabama

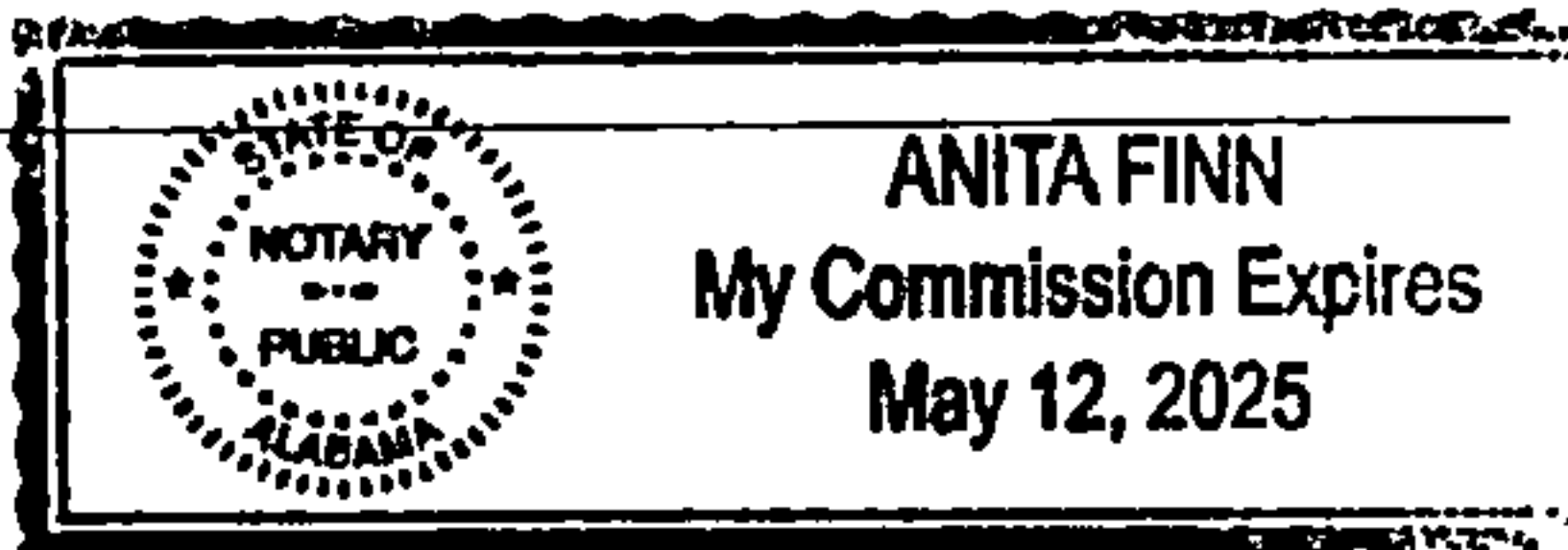
County of SHELBY

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that, **Jermaine J. Buckhannon**, 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 18th day of February, 2025.

Notary Public: Anita Finn

Commission expires:



Real Estate Sales Validation Form

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

Grantor's Name JerMichael & Jermaine Buckhannon
Mailing Address 1121 Red Wal Drive
Birmingham, AL 35215

Grantee's Name Lawanda Buckhannon
Mailing Address 1121 Red Wal Drive
Birmingham, AL 35215

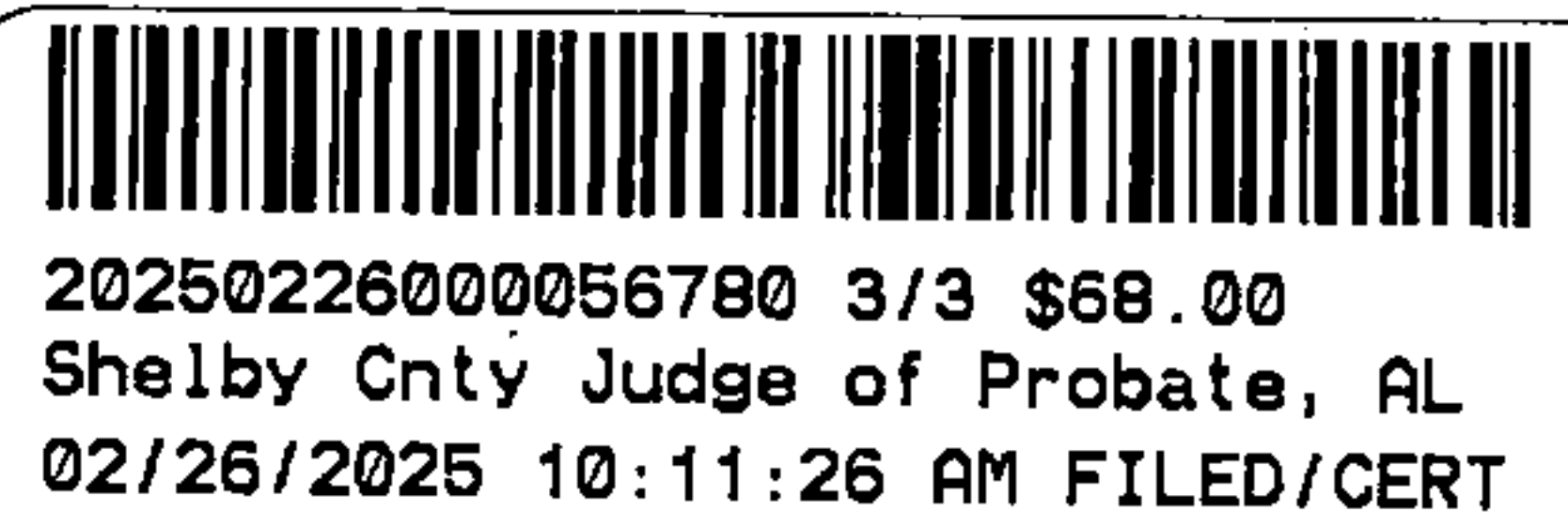
Property Address 184 Co. Rd. 483
Vincent, AL

Date of Sale 02.19.2025
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 38,660

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 02.26.2025

Print

W. Jeffrey Honea, Sr.

Sign

W. Jeffrey Honea, Sr.

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1