


Parcel I.D. #:

Send Tax Notice To: Ashley Danielle Akins
2633 Highway 86
Calera, AL 35040

WARRANTY DEED

Joint Tenancy With Right of Survivorship

STATE OF ALABAMA)
)
COUNTY OF SHELBY)


20250523000158890 1/4 \$116.50
Shelby Cnty Judge of Probate, AL
05/23/2025 01:16:52 PM FILED/CERT

Know all men by these presents, that in consideration of the sum of Five Hundred Dollars and 00/100 (\$ 500.00), the receipt of sufficiency of which are hereby acknowledged, that **Teresa Marie Sanders, f/k/a Teresa Marie Horton, a married woman**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Ashley Danielle Akins; and Candace Erin Mims**, hereinafter known as the GRANTEE;

Commence at the SE corner of Fractional Section 19, Township 22 South, Range 1 West, Shelby County, Alabama and run thence North 01 degrees 55 min. 59 West along the East line of said Fractional Section 19 a distance of 1,263.02 feet to the Point of Beginning of the parcel being described; Thence continue along same said East line of said Fractional Section 19 on a bearing of North 00 degrees 41 min. 43 seconds West a distance of 328.17 feet to a point; Thence run South 88 degrees 22 min. 07 seconds West a distance of 1,379.12 feet to a point on the West line of Fraction "H"; Thence run South 01 degree 53 min. 05 seconds East along said West line of said Fractional "H", a distance of 360.24 feet to a point; Thence run North 88 degrees 22 min. 07 seconds East a distance of 1,372.33 feet to the Point of Beginning; being situated in Shelby County, Alabama.

LESS & EXCEPT the right of way (80' wide) for Shelby County Highway Number 86.

Subject to any and all easements, rights of way, covenants and restrictions of record.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR HEREIN.

This deed was prepared without the benefit of a title search, and a survey was not performed.

Shelby County, AL 05/23/2025
State of Alabama
Deed Tax: \$85.50



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The legal description was taken from that certain instruments recorded in Instrument # 1999-04135, respectively, in the Probate Judge's Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE 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, together with every contingent remainder and right of reversion.

And we 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 encumbrances, unless otherwise noted above; 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 person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 20 Day of may, 2025.

Teresa Marie Sanders
f/k/a Teresa Marie Horton
Grantor

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Teresa Marie Sanders f/k/a Teresa Marie Horton, a married woman*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of



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office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 20 Day of

May, 2025.

NOTARY PUBLIC

My Commission Expires: 11 March, 2028

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Real Estate Sales Validation Form

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

Grantor's Name TERESA SANDERS et al
Mailing Address 108 Co. Rd. 441
VERBENA, AL 36901

Grantee's Name ASHLEY AKINS
Mailing Address 2633 Co. Rd. 86
Calera, AL 35040

Property Address 2633 Co. Rd. 86
Calera, AL 35040

Date of Sale 5/20/25
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 85,260.-



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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
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other TAX RECORDS

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 5/20/25

Print Ashley Akins

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one