

STATE OF ALABAMA )  
SHELBY COUNTY )

Send Tax Notice To:  
Terri Garner  
9047 Bishop Ridge  
West Blocton, Alabama 35184

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the intestacy laws of the State of Alabama and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Terri Garner, as Administrator of the Estate of Charles S. Garner (herein the "Grantor") does hereby grant, bargain, sell, and convey unto Terri Garner (herein the "Grantee") their interest in the following-described real estate located along Shades Crest Road, being situated in Shelby County, Alabama:

A parcel of land in the NW ¼ of the NW ¼ of Section 13, Township 20 South, Range 4 West, Shelby County, Alabama, being situated in Shelby County, Alabama, described as follows: Commence at the Southwest corner of the Northwest ¼ of the Northwest ¼ of Section 13, Township 20 South, Range 4 West; thence run East along the South line of said ¼ ¼ Section a distance of 280.90 feet; thence turn 51 deg. 52 min. left and run Northeasterly 190.41 feet; thence turn 8 deg. 09 min. left and run Northeasterly 91.85 feet to the point of beginning of the tract of land herein described; thence continue along the last described course 128.98 feet; thence turn 76 deg. 25 min. 34-sec. left and run Northwesterly 262.82 feet to the centerline of Shades Crest Road; thence turn 90 deg. 04 min. 30 sec. left and run along said road centerline 125.00 feet; thence turn 89 deg. 48 min. 51 sec. left and run 292.93 feet to the point of beginning of the tract of land herein described being situated in Shelby County, Alabama. Less any part of said land lying within a public road. Mineral and mining rights excepted.

(herein the "Property") having a tax-assessed value of \$60,000.00 according to the Shelby County Property Tax Commissioner's Office. TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever. Subject to current year and future ad valorem property taxes, covenants, restrictions, easements, and rights of way of record and mining and mineral rights.

Record title to the Property is vested in Charles S. Garner by virtue of that certain deed recorded as Instrument # 1996-03072 with the Probate Office of Shelby County. Charles S. Garner departed this life on May 21, 2023. The undersigned effectuates this conveyance pursuant to Letters of Administration granted to her by the Probate Court of Bibb County, Alabama in re *Estate of Charles S. Garner*, Case No. 2023PRO55.

This instrument was prepared at the request of the Grantor with information provided by the Grantor. This instrument was prepared without the benefit of a title search and the preparer of this instrument makes no assurances as to the condition of the Property's title.

IN WITNESS WHEREOF, Terri Garner has executed this deed and affixed his seal hereto on this the 10 day of April, 2025.

Shelby County, AL 06/17/2025  
State of Alabama  
Deed Tax: \$60.00

Estate of Charles S. Garner  
Grantor

By: Terri Garner  
Terri Garner  
Administrator

STATE OF ALABAMA )  
JEFFERSON COUNTY )

ACKNOWLEDGEMENT

I, a Notary Public for the State at Large, hereby certify that Terri Garner, whose name is signed to the foregoing instrument as Administrator of the Estate of Charles S. Garner, Bibb County Probate Court Case No. 2023PRO55, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 10 day of April, 2025.

Charles S. Garner  
Notary Public  
My commission expires: 3-14-2028

This instrument prepared by:  
Eric L. Toxey  
1623 Second Avenue North  
Bessemer, Alabama 35020

Grantor's Mailing Address:  
Estate of Charles S. Garner  
9047 Bishop Ridge  
West Blocton, Alabama 35184

Grantee's Mailing Address:  
Terri Garner  
9047 Bishop Ridge  
West Blocton, Alabama 35184



## Real Estate Sales Validation Form

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

Grantor's Name Estate of Charles S. Garner  
Mailing Address 9047 Bishop Ridge  
West Blocton, AL 35184

Grantee's Name Terri Garner  
Mailing Address 9047 Bishop Ridge  
West Blocton, AL 35184

Property Address 0 Shades Crest Road  
Helena, AL 35080

Date of Sale 04/10/2025

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 60,000

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

☐ Appraisal

☐ Sales Contract

☒ Other Tax-assessed value

☐ 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,

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 4/10/25

Print Eric Toxey

☒ Unattested

Sign ET

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

