

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Darin Jones
36 Willis Ln
Wilsonville AL 35186

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **EIGHTY ONE THOUSAND DOLLARS AND ZERO CENTS (\$81,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Joyce B. Willis, a single woman* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *Darin Jones* (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHCED 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.

The grantors herein is the surviving grantee in Book 276, Page 147, Probate Office, Shelby County Alabama. The other grantee, Jerry D. Willis is deceased having died on May 17, 2025.
Herman A. Brashier and Bertha I. Brashier, who reserved a life estate in Book 276, Page 147, Probate Office Shelby County, Alabama are both deceased.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 8th day of August 2025.

Joyce B. Willis
Joyce B. Willis

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Joyce B. Willis*, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of August 2025.

April Aldridge

Notary Public
My Commission Expires: 8-19-28

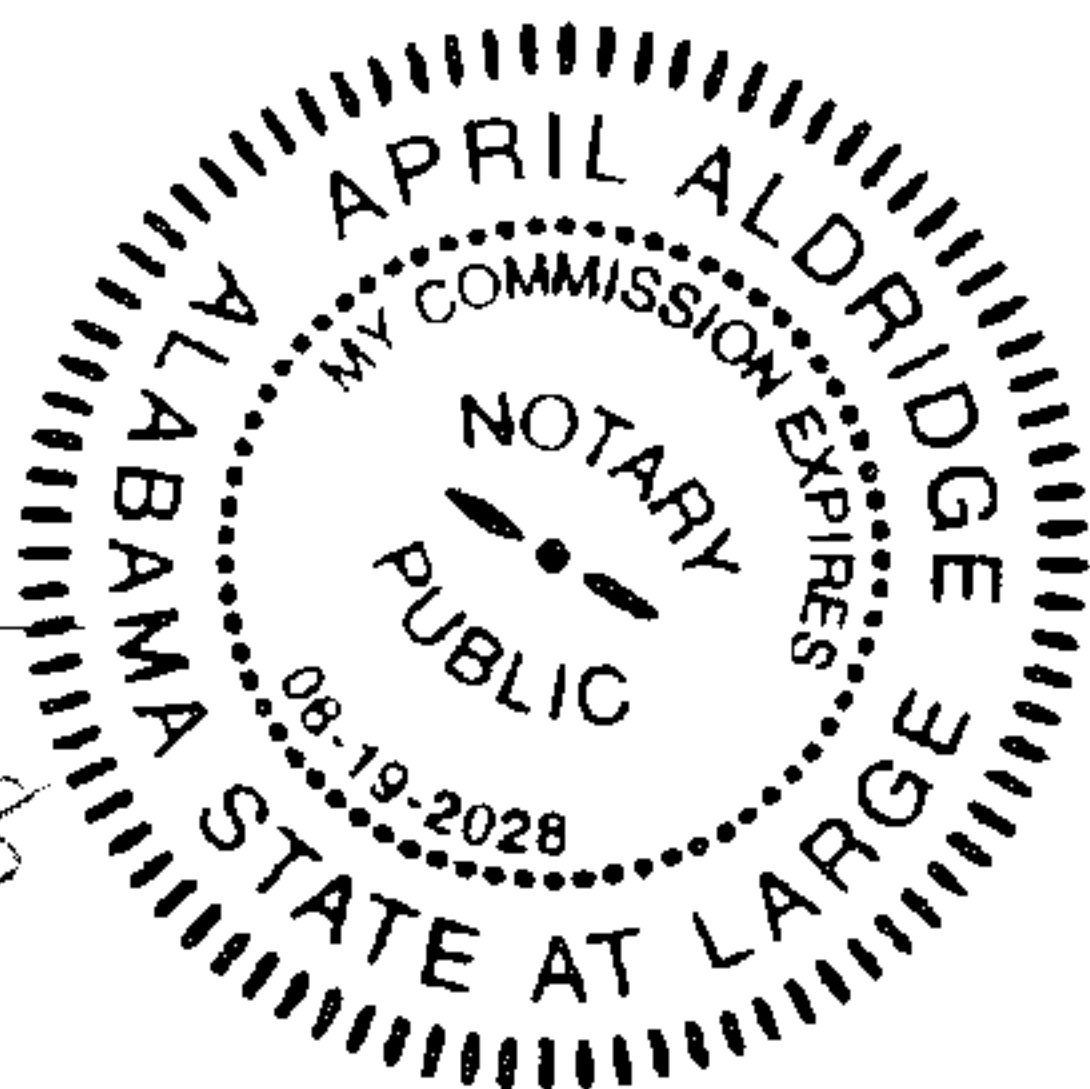


EXHIBIT A – LEGAL DESCRIPTION

Begin at the Northwest corner of the $NE\frac{1}{4}$ of the $NE\frac{1}{4}$ of Section 16, Township 21 South, Range 1 East and run in a southerly direction along said section line a distance of 275.00 feet to a point marked by an iron stake, said point being the point of beginning of the parcel of land herein described; continue to run southerly along said section line a distance of 210 feet to a point marked by an iron stake; thence turn an angle to the left of 90 deg. 00 min. 00 sec. and run in an Easterly direction a distance of 210.00 feet to a point marked by an iron stake; thence turn an angle to the left of 90 deg. 00 min. 00 sec. and run in a Northerly direction a distance of 210.0 feet to a point marked by an iron stake; thence turn an angle to the left of 90 deg. 00 min. 00 sec. and run in a Westerly direction a distance of 210.0 feet to the point of beginning of the parcel of land herein described; being a part of the $W\frac{1}{2}$ of $NE\frac{1}{4}$ of $NE\frac{1}{4}$ of Section 16, Township 21 South, Range 1 East.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/11/2025 10:34:35 AM
 \$109.00 PAYGE
 20250811000243600

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Joyce Willis
 Mailing Address 36 Willis Ln
Wilsonville
AL 35186

Grantee's Name Darin Willis
 Mailing Address 36 Willis Ln
Wilsonville AL
35186

Property Address 18 Sawmill Dr
Wilsonville AL

Date of Sale _____
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 81,000.00

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
☒ 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 _____

Print Joyce Willis

Unattested

(verified by)

Sign

Joyce Willis

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1