


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


20251008000310220 1/2 \$190.50
Shelby Cnty Judge of Probate, AL
10/08/2025 09:52:03 AM FILED/CERT

Send Tax Notice to:
Wendy McNish
224 Jaybird LN
Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED SIXTY FIVE THOUSAND FOUR HUNDRED FOURTY DOLLARS NO/00 DOLLARS (\$165,440.00)**, 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, *Wendy McNish , a single woman, (herein referred to as Grantor)* grant, bargain, sell and convey unto *Wendy McNish and Whitney Palmer, as joint tenants with right of survivorship (herein referred to as Grantees)*, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

Legal Description

COMMENCE AT THE SW CORNER OF THE SW 1/4 – NW1/4 SEC. 15, TS 21S, R3W AND RUN N02°40'53"W 435.00', THENCE N88°51'55"E 1049.00', THENCE N02°40'53"W 368.00', TO THE POINT OF BEGINNING, THENCE CONTINUE N02°40'53"W 525.49 TO A POINT, THENCE N87°19'07"E 452.00', THENCE S02°40'53"E 529.30' TO A POINT, THENCE S87°48'06"E 452.01' BACK TO THE POINT OG BEGINNING CONTAINING 5.50 ACRES.

SUBJECT TO:

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

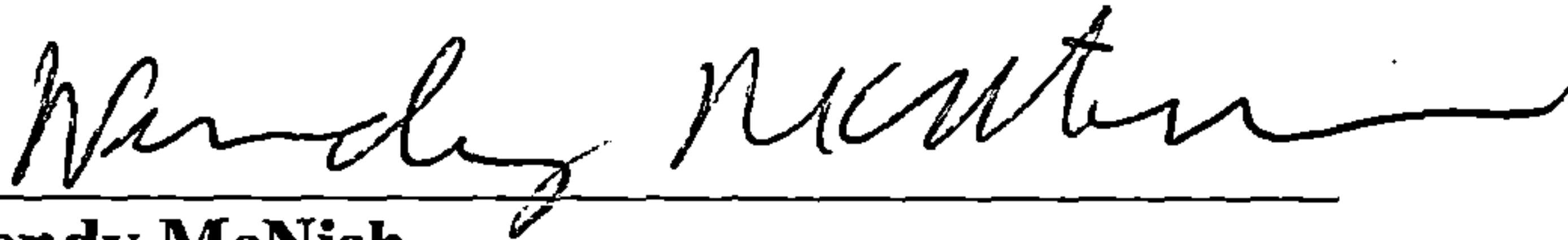
This deed was prepared to combine

Grantor herein is the surviving grantee in instrument #200220606000266810, Probate Office Shelby County AL. The other grantee Jay McNish is deceased having died on May 21, 2025.

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.

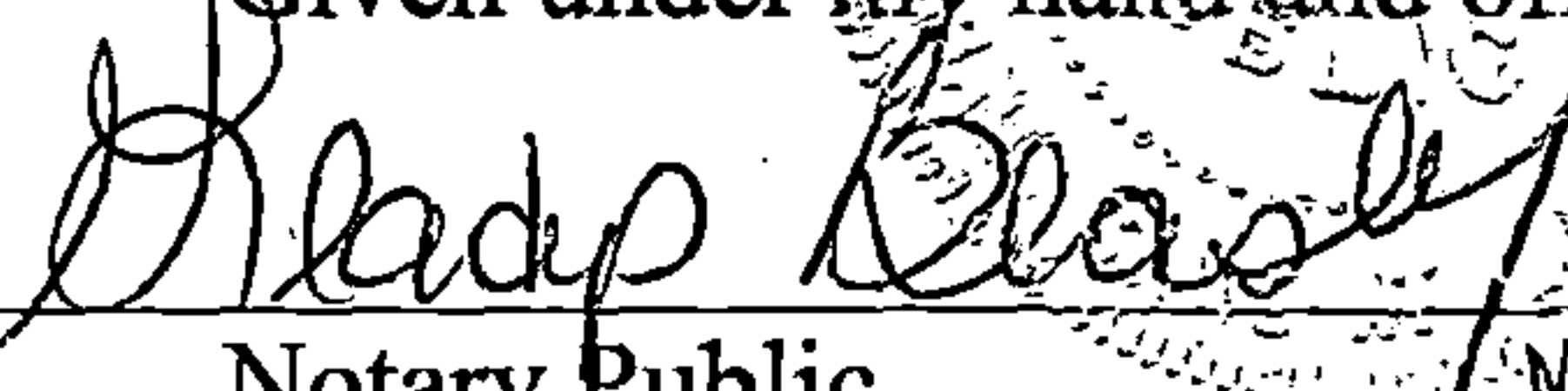
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have 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 8 day of October 2025.


Wendy McNish

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify **Wendy McNish**, 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 8 day of October 2025.

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

Shelby County, AL 10/08/2025
State of Alabama
Deed Tax: \$165.50

Real Estate Sales Validation Form

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

Grantor's Name Wendy McNish
Mailing Address 224 Jaybird Ln
Alabaster AL 35007

Grantee's Name Wendy McNish
Mailing Address 224 Jaybird Ln
Alabaster AL 35007

Property Address 224 Jaybird Ln
Alabaster AL 35007

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

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 1/2 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

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 10/8/25

Unattested

(verified by)

Print

Sign

Wendy McNish

Wendy McNish
(Grantor/Grantee/Owner/Agent) circle one

20251008000310220 2/2 \$190.50
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