

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


20251110000345670 1/3 \$50.00
Shelby Cnty Judge of Probate, AL
11/10/2025 02:43:52 PM FILED/CERT

Send Tax Notice to:
Johnny Mack Finn
Audrey Finn
P. O. Box 114
Vincent AL 35178

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TWENTY-ONE THOUSAND FIVE HUNDRED THIRTY AND NO/00 DOLLARS (\$21,530.00)**, 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, **James A. Finn and wife, Evelyn M. Finn (herein referred to as *Grantor*)** grant, bargain, sell and convey unto **Johnny Mack Finn and Audrey Finn, as joint tenants with right of survivorship (herein referred to as *Grantees*)**, the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

See Attached 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.

No part of the homestead of the Grantor herein or spouse.

Grantors herein retain an easement over existing driveway across above described property, said easement shall run with the land and be for the benefit of the Grantors and their heirs and assigns.

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 10th day of November 2025.

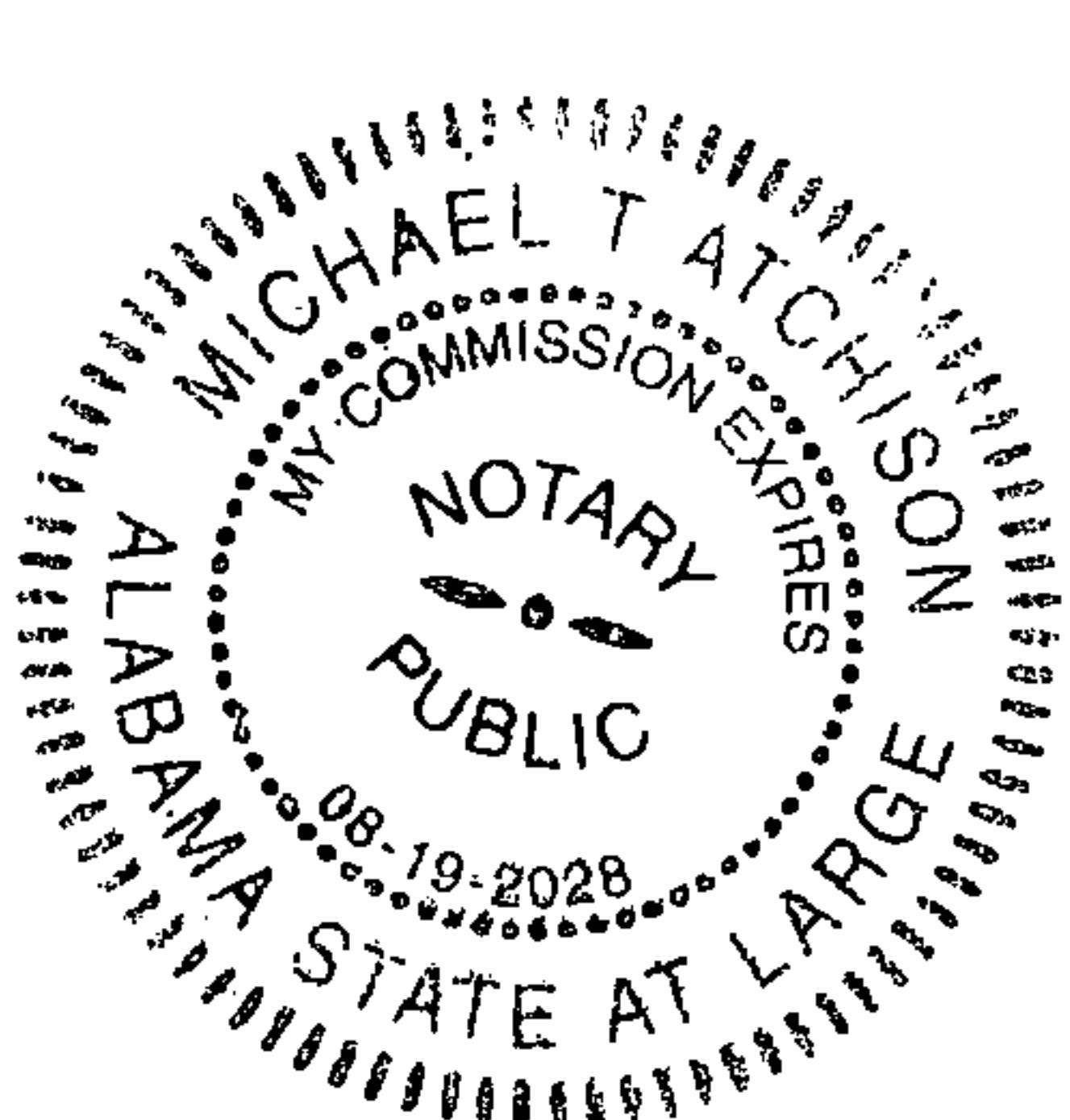

James A. Finn


Evelyn M. Finn

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **James A. Finn and Evelyn M. Finn**, 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 10th day of November 2025.




Notary Public
My Commission Expires: 8-19-28



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Exhibit "A"- Legal Description

I, Kelvin L. Harris, a licensed land surveyor in the State of Alabama, hereby state that the foregoing is a map of part of the Northwest 1/4 of the Northeast 1/4 and a part of the Northeast 1/4 of the Northwest 1/4 of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows: Commencing at an iron pin in place, accepted as the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed S 05°31'02" W a distance of 294.42' to a 1/2" capped rebar set (29409), located on the Easterly right of way of Phillips Drive, said point being the point of beginning. From this beginning point proceed N 89°48'30" E a distance of 201.83' to a 1/2" capped rebar set (29409); thence N 03°51'56" W a distance of 52.36' to a 3/4" open top pipe in place; thence N 87°46'24" E a distance of 275.45' to a 3/4" open top pipe in place; thence S 00°38'39" W a distance of 119.39' to a 2" open top pipe in place; thence S 34°01'13" E a distance of 27.38' to a 3" open top pipe in place; thence S 32°20'01" E a distance of 40.00' to a 3" open top pipe in place; thence S 57°22'32" W a distance of 210.00' to a 3/4" open top pipe in place; thence S 57°22'31" W a distance of 209.88' to a 5/8" iron pin in place, located on the Easterly right of way of Phillips Drive; thence along said right of way N 28°04'07" W a distance of 324.50' to a 1/2" pipe in place; thence N 02°49'59" W a distance of 52.36', back to the point of beginning, containing 2.81 acres, more or less.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 15

Grantor's Name
Mailing Address

James Finn
520 Ph. 11. ps Dr
Vincent, AL 35178

Grantee's Name
Mailing Address

Johnny Mack Finn
P. O Box 114
Vincent, AL 35178

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Property Address

Acreage
Section 15, Township 19,
Range 2 East

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 21,530.00

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 10 Nov 2025

Print James A. Finn

Unattested

Sign James A. Finn

(verified by)

Grantor/Grantee/Owner/Agent) circle one