


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


20251110000345680 1/3 \$57.00
Shelby Cnty Judge of Probate, AL
11/10/2025 02:43:53 PM FILED/CERT

Send Tax Notice to:
Jerry Matt Finn
Memory N. Finn
470 Phillips Dr
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-EIGHT THOUSAND EIGHT HUNDRED AND NO/00 DOLLARS (\$28,800.00)**, 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 **Jerry Matt Finn and Memory N. 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.

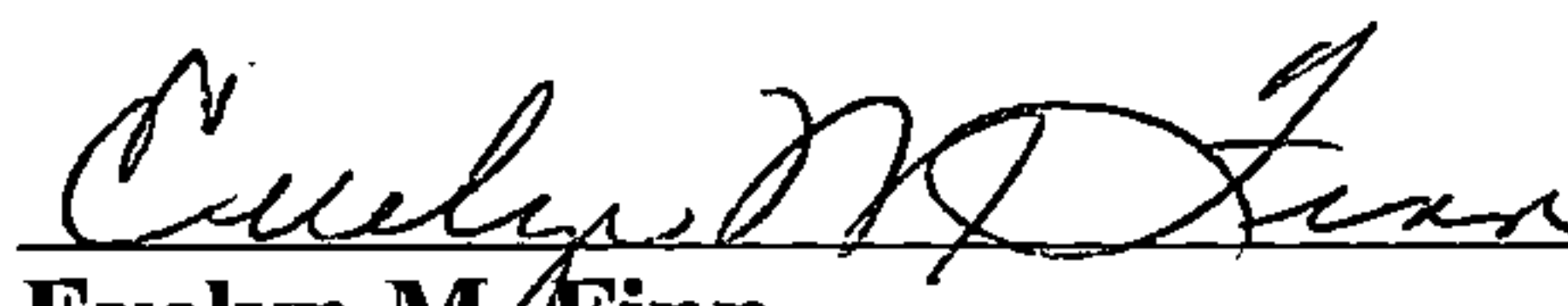
Grantors herein retain an easement over existing driveway across above described property, said easement shall run with the land and be for the benefit of the Grantors and their heirs and assigns.

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

Exhibit "A"- Legal Description

Commence at the Northwest corner of the Northwest one-fourth of the Northeast one-fourth of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed South 86 degrees 44 minutes 39 seconds East along the North boundary of said quarter-quarter section for a distance of 153.76 feet; thence proceed South 00 degrees 35 minutes 49 seconds East for a distance of 314.55 feet; thence proceed South 88 degrees 57 minutes 28 seconds East for a distance of 275.45 feet; thence proceed South 03 degrees 54 minutes 47 seconds West for a distance of 119.39 feet; thence proceed South 30 degrees 45 minutes 07 seconds East for a distance of 27.38 feet; thence proceed South 29 degrees 03 minutes 53 seconds East for a distance of 40.12 feet to the point of beginning. From this beginning point proceed South 61 degrees 11 minutes 46 seconds West for a distance of 420.17 feet to a point on the Easterly boundary of a county road; thence proceed North 69 degrees 27 minutes 19 seconds East for a distance of 418.12 feet; thence proceed South 30 degrees 41 minutes 28 seconds East for a distance of 210.25 feet; thence proceed South 69 degrees 32 minutes 36 seconds West for a distance of 214.18 feet; thence proceed South 47 degrees 12 minutes 51 seconds East for a distance of 209.92 feet; thence proceed North 69 degrees 45 minutes 03 seconds East for a distance of 284.48 feet; thence proceed North 38 degrees 20 minutes 49 seconds West for a distance of 487.35 feet; thence proceed South 61 degrees 11 minutes 46 seconds West for a distance of 55.44 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Northeast one-fourth of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 2.11 acres.



20251110000345680 2/3 \$57.00
Shelby Cnty Judge of Probate, AL
11/10/2025 02:43:53 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name James Finn
Mailing Address 570 Phillips Dr
Vincent AL 35178

Grantee's Name Jerry Matt Finn
Mailing Address 470 ~~Phillips Dr~~ Phillips Dr
Vincent

Property Address 470 ~~Phillips Dr~~
Phillips Dr
Vincent, AL 35187

Date of Sale 10NW 2025
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 28,800⁰⁰

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 10NW2025

Print James A. Finn

Unattested

(verified by)

Sign James A. Finn

(Grantor/Gra



20251110000345680 3/3 \$57.00
Shelby Cnty Judge of Probate, AL
11/10/2025 02:43:53 PM FILED/CERT