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LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
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P O Box 822
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Send Tax Notice to:
Patricia Land



20251201000366280 1/3 \$236.00
Shelby Cnty Judge of Probate, AL
12/01/2025 12:23:46 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED EIGHT THOUSAND AND ZERO CENTS (\$208,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Amanda Drumwright an unmarried woman and Patricia Land a widowed woman (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Amanda Drumwright and Patricia Land (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 207, according to the Survey of Willow Oaks, as recorded in Map Book 38, Page 137, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

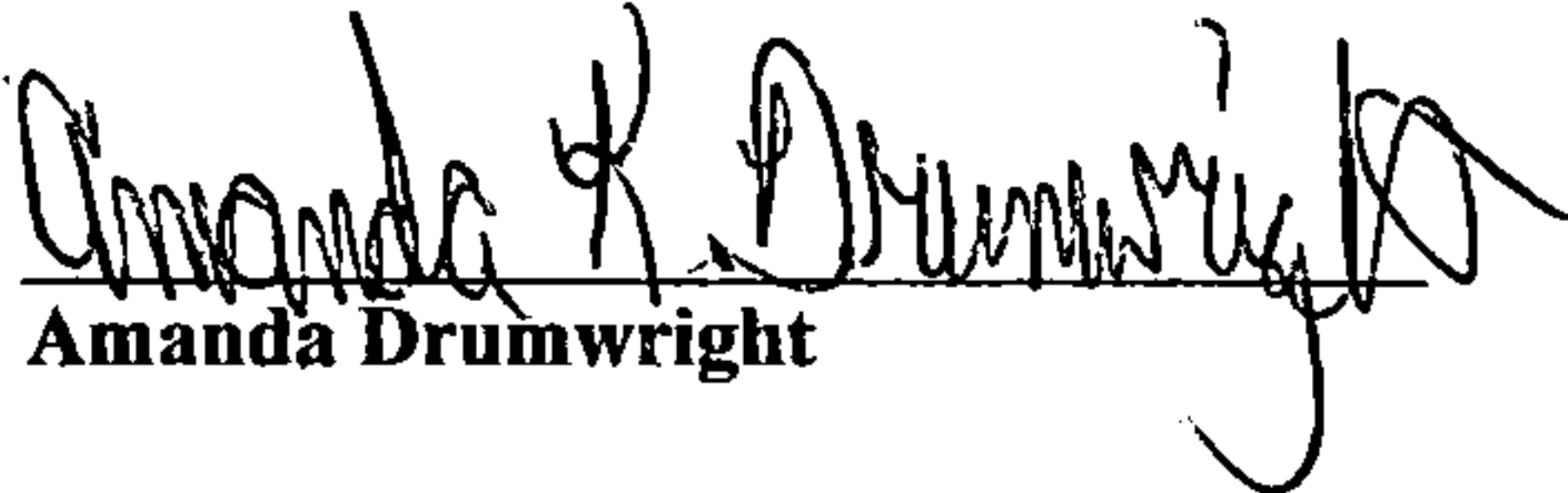
1. Ad valorem taxes due and payable October 1, 2025.
2. Easements, restrictions, rights of way, and permits of record.
- 3.

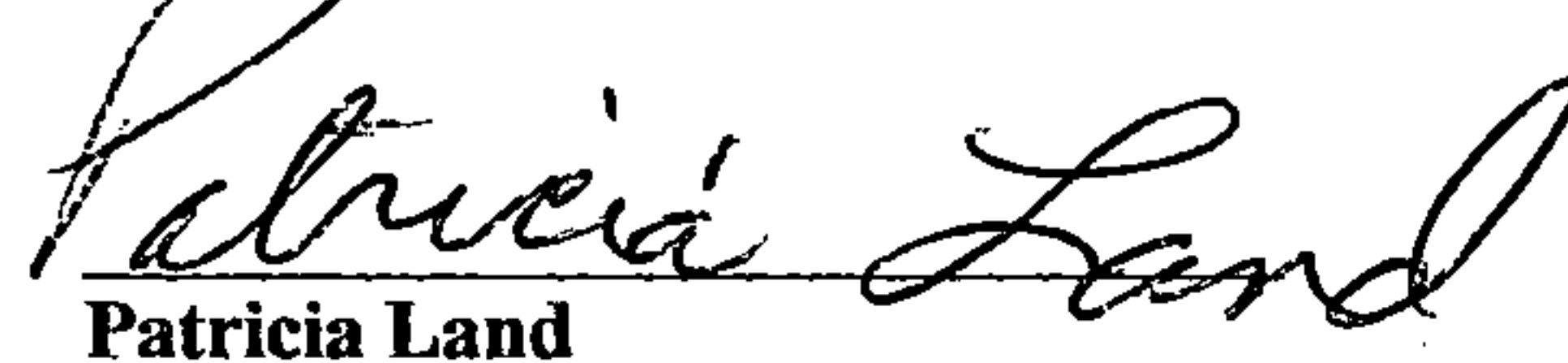
Amanda Drumwright hereby reserves a Life Estate in and to the above-described property. Patricia Land conveys a Life Estate to Amanda Drumwright in and to the above-described property.

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 ____ day of ____ 2025.


Amanda Drumwright


Patricia Land

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Amanda Drumwright**, 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 1 day of December 2025.


Notary Public
My Commission Expires:

08/22/2028

Shelby County, AL 12/01/2025
State of Alabama
Deed Tax: \$208.00

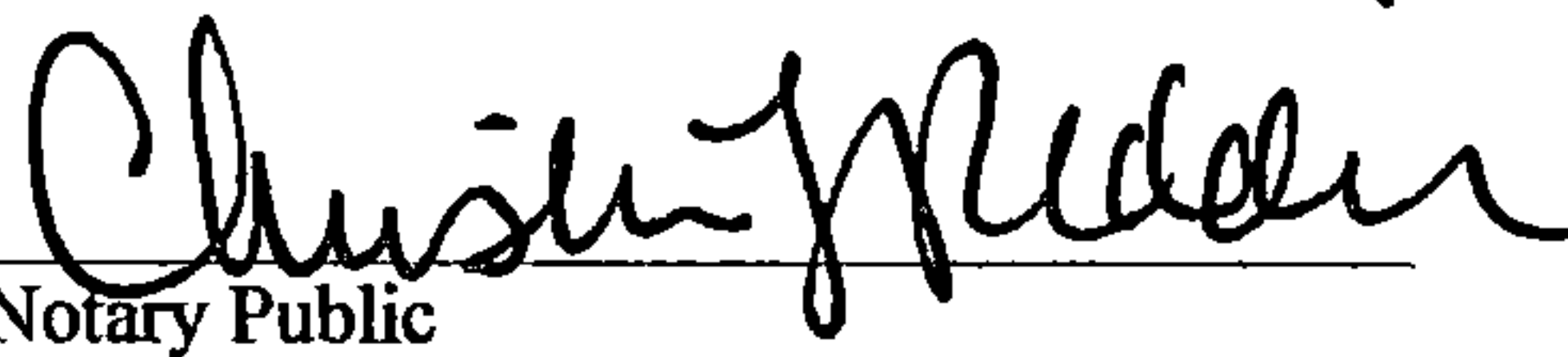


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**STATE OF ALABAMA)
COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Patricia Land*, 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.

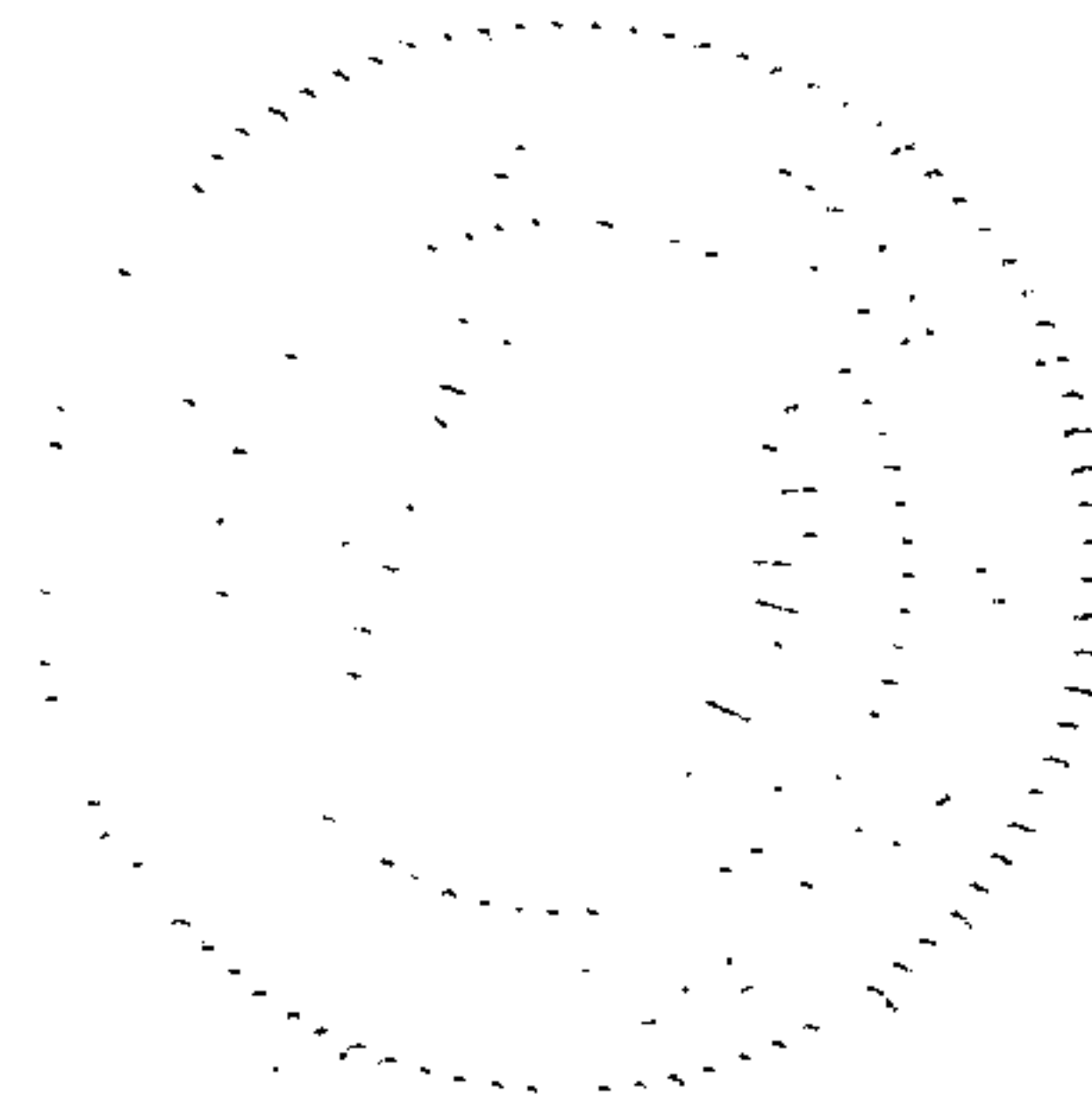
Given under my hand and official seal this 1 day of December 2025.



Notary Public

My Commission Expires:

08/22/2028



Real Estate Sales Validation Form

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

Grantor's Name Patricia Land & Amanda Drumwright
Mailing Address 128 Willow View Lane
Wilsonville, AL 35186

Grantee's Name Patricia Land & Amanda Drumwright
Mailing Address 128 Willow View Lane
Wilsonville, AL 35186

Property Address 128 Willow View Lane
Wilsonville, AL 35186

Date of Sale 12/01/2025
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 208,000.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other Tax Assessor's valuation
☐ 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, 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 12-1-2025
Unattested (verified by) Patricia Land
Sign Patricia Land
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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