



20260212000041480 1/4 \$168.50  
Shelby Cnty Judge of Probate, AL  
02/12/2026 03:30:53 PM FILED/CERT

Send Tax Notice to:  
William and Andria R. Daniels  
3060 Hwy 28  
Columbiana, AL 35051

This instrument was prepared by:  
Ellis, Head, Owens, & Justice  
113 North Main Street  
P.O. Box 587  
Columbiana, Alabama 35051

**WARRANTY DEED, JOINT TENANTS WITH  
RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA        )  
SHELBY COUNTY            )                    KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and 00/100 Dollar (\$1.00), and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, I, **WILLIAM DANIELS**, a married man (herein referred to as Grantor), do grant, bargain, sell and convey unto **WILLIAM DANIELS** and **ANDRIA R. DANIELS** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

**SEE ATTACHED EXHIBIT "A"**

**This is a part of Grantor's homestead.**

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 do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 02/12/2026  
State of Alabama  
Deed Tax: \$137.50



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IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12<sup>th</sup> day of February, 2026.

William Daniels  
William Daniels

Andria R. Daniels  
Andria R. Daniels

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a notary public in and for said County, in said State, hereby certify that William Daniels, married man, 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 12<sup>th</sup> day of February, 2026.

[Signature]

Notary Public

My Commission Expires: 7/12/27



STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Andria R. Daniels, married woman, 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 12<sup>th</sup> day of February, 2026.

[Signature]

Notary Public

My Commission Expires: 7/12/27



All that part of the SE 1/4 of the NE 1/4, Section 32, Township 21 South, Range 1 East, lying North of Shelby County Highway #28 and East of Shelby County Highway #61.

All that part of the SW 1/4 of NW 1/4, Section 33, Township 21 South, Range 1 East, lying North of Shelby County Highway #28.

LESS AND EXCEPT that portion previously sold by deed recorded in Deed Book 315, Page 591, being more particularly described as follows: Commence at the Northeast corner of the SW 1/4 of NW 1/4 of Section 33, Township 21 South, Range 1 East; run West along quarter-quarter section line a distance of 842 feet to the point of beginning; continue West along quarter-quarter section line a distance of 475 feet to an iron peg on the Northwest corner on highway right of way; thence run South 15 degrees West along highway right of way a distance of 179 feet to a point and a fence; thence run East along fence line a distance of 507 feet to a point; thence run North a distance of 185 feet to quarter-quarter section line and fence, the point of beginning.



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EXHIBIT "A"

Real Estate Sales Validation Form

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

Grantor's Name William Daniels
Mailing Address 3060 Hwy 28
Columbiana, AL 35051

Grantee's Name William and Andria R Daniels
Mailing Address 3060 Hwy 61
Columbiana, AL 35051

Property Address 3060 Hwy 28
Columbiana, AL 35051 and
3471 Hwy 28
Columbiana, AL 35051

Date of Sale 02/12/2026
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 137,440.00

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 1/2 Tax Assessed Value of \$274,880

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

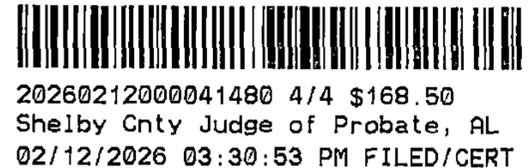
Instructions

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,

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 2/12/2026

Print William Daniels

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one