

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:

Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

217 Cedar Ln
Columbiana AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THIRTY THOUSAND DOLLARS and NO/00 (\$30,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **David Coleman, a single man (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Amanda Carden and Simon Carden (herein referred to as Grantee)**, 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, 2014.
2. Easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the homestead of the Grantors.

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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of October, 2014.

David Coleman By Angela Beasley Attorney in Fact
David Coleman

By: Angela Beasley, Attorney in Fact

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **David Coleman, By, Angela Beasley as Attorney in Fact**, 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, theb executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of October, 2014.

April Clark

Notary Public

My Commission Expires: 1-9-2017



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Shelby County, AL 10/30/2014
State of Alabama
Deed Tax:\$30.00

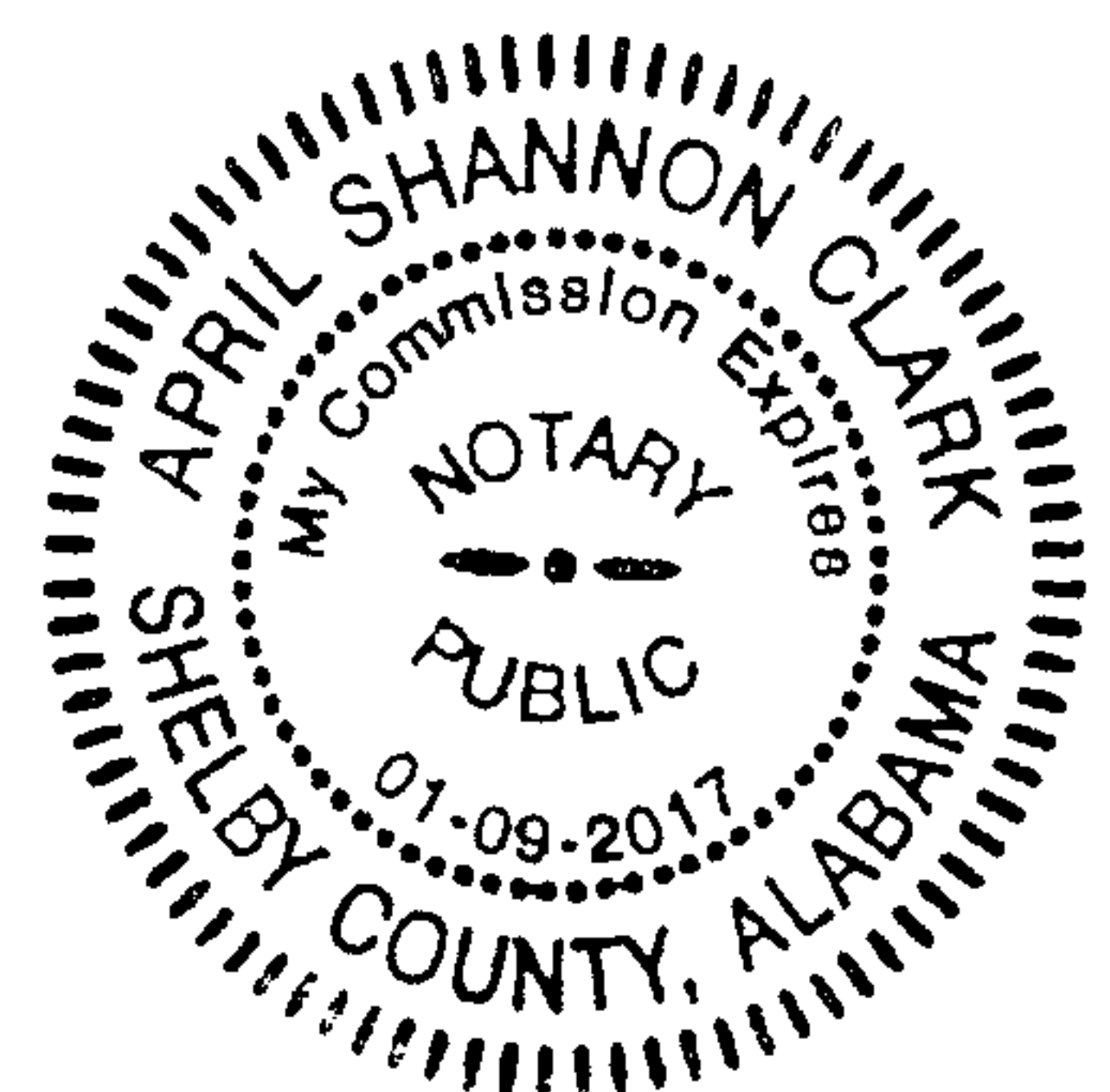



EXHIBIT A
LEGAL DESCRIPTION

Commence at an axle found in place marking the NE corner of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 36, Township 21 South, Range 1 West; thence run Westerly along the North boundary line of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$, and the North boundary line of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 36, a distance of 1238.42 feet to the point of beginning; thence continue along said line a distance of 526.35 feet to a point; thence turn an angle of 94 degrees 35 minutes 01 seconds to the left and run a distance of 783.20 feet to a point on the North line of a private roadway easement; thence turn an angle of 86 degrees 44 minutes 23 seconds to the left and run along said private roadway easement a distance of 443.57 feet to a point; thence turn an angle of 87 degrees 10 minutes 02 seconds to the left and leaving said private roadway easement, run a distance of 770.73 feet to the point of beginning. Said parcel of land is lying in the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ and SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 36, Township 21 South, Range 1 West and contains 8.6

follows:

Commence at the NW corner of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 36, Township 21 South, Range 1 West; thence run Westerly along the North line of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 36, a distance of 97.11 feet to a point; thence turn an angle of 90 degrees to the left and run in a Southerly direction a distance of 772.72 feet to a point on the Easternmost 40 foot right-of-way line of Shelby County Highway 47 which is the point of beginning of the 60 foot easement herein described; thence turn an angle of 90 degrees 15 minutes 50 seconds to the left and run a distance of 293.38 feet to a point; thence run along a curve to the right (concave Southerly) having a central angle of 11 degrees 15 minutes 05 seconds and a radius of 537.60 feet for an arc distance of 105.57 feet to a point; thence run along the tangent of said curve a distance of 19.54 feet to a point; thence run along a curve to the left (concave Northerly) having a central angle of 7 degrees 17 minutes 22 seconds and a radius of 748.98 feet, an arc distance of 95.29 feet to a point; thence run along the tangent of said curve a distance of 186.36 feet to a point; thence run along a curve to the left (concave Northerly) having a central angle of 14 degrees 18 minutes 59 seconds and a radius of 365.14 feet, an arc distance of 91.24 feet to a point; thence run along the tangent of said curve for a distance of 46.64 feet to a point; thence run along a curve to


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the right (concave Southerly) having a central angle of 9 degrees 17 minutes 42 seconds and a radius of 649.41 feet, an arc distance of 105.35 feet to a point; thence run along the tangent of said curve a distance of 598.94 feet to a point; thence turn an angle of 92 degrees 49 minutes 58 seconds to the right and run a distance of 734.55 feet to a point; thence turn an angle of 90 degrees to the right and run a distance of 60.00 feet to a point; thence turn an angle of 90 degrees to the right and run 671.50 feet to a point; thence turn an angle of 92 degrees 49 minutes 58 seconds to the left and run a distance of 535.89 feet to a point; thence run along a curve to the left (concave Southerly) having a central angle of 9 degrees 17 minutes 42 seconds and a radius of 589.41 feet, an arc distance of 95.62 feet to a point; thence run along the tangent of said curve a distance of 46.64 feet to a point; thence run along a curve to the right (concave Northerly) having a central angle of 14 degrees 18 minutes 59 seconds and a radius of 425.14 feet, an arc distance of 106.23 feet to a point; thence run along the tangent of said curve a distance of 186.36 feet to a point; thence run along a curve to the right (concave Northerly) having a central angle of 7 degrees 17 minutes 22 seconds and a radius of 808.98 feet, an arc distance of 102.92 feet to a point; thence run along the tangent of said curve a distance of 19.54 feet to a point; thence run along a curve to the left (concave Southerly) having a central angle of 11 degrees 15 minutes 05 seconds and a radius of 477.60 feet, an arc distance of 93.79 feet to a point; thence run along the tangent of said curve a distance of 275.00 feet to a point on the Easternmost 40 foot right-of-way line of Shelby County Highway 47; thence run Northerly along said right-of-way line a distance of 62.76 feet to the point of beginning. Said easement is lying in the SW $\frac{1}{4}$ of NW $\frac{1}{4}$, and SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 36, Township 21 South, Range 1 West, and contains 3 acres, more or less. Situated in Shelby County, Alabama.



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Real Estate Sales Validation Form

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

Grantor's Name David Coleman
Mailing Address 311 Cedar Lane
Columbiana al 35051
Property Address Vacant

Grantee's Name Amanda Carden
Mailing Address 217 Cedar Lane
Columbiana al 35051
Date of Sale 10-30-14
Total Purchase Price _____
or
Actual Value _____
or
Assessor's Market Value 30,000.00

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
☐ 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 of 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 _____

Print Mike T. Atchison

Sign Mike T. Atchison

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

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Form RT-1