

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Martha Weaver Bolton Trust
661 Hwy 32
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Five Hundred Fifty Thousand and No/00 Dollars (\$550,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Edsel DeWayne Blackerby and wife, Wanda Darlene Blackerby** (herein referred to as grantor, whether one or more) do grant, bargain, sell and convey unto, the **Martha Weaver Bolton Trust as created by Declaration of Trust, dated May 9, 2013** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2018 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

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 14TH day of February, 2018.

Edsel DeWayne Blackerby
Edsel DeWayne Blackerby

Wanda Darlene Blackerby
Wanda Darlene Blackerby

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Edsel DeWayne Blackerby and Wanda Darlene Blackerby**, who are signed to the foregoing conveyance, and who are 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 14TH day of February, 2018.

Joshua D. Arnold
Notary Public

My Commission Expires: 01-21-2019

Shelby County, AL 02/14/2018
State of Alabama
Deed Tax: \$550.00



20180214000048410 1/3 \$571.00
Shelby Cnty Judge of Probate, AL
02/14/2018 10:20:07 AM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at a 8" x 8" concrete monument in place being the Northwest corner of Section 12, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed North 88 degrees 53 minutes 18 seconds East along the North boundary of said Section 12 for a distance of 1308.44 feet to a 5/8" rebar in place, said point being the Northwest corner of the Northeast one-fourth of the Northwest one-fourth of said Section 12, said point also being the point of beginning. From this beginning point, proceed North 01 degree 24 minutes 02 seconds East for a distance of 1053.38 feet to a 1/2" rebar in place; thence proceed North 04 degrees 45 minutes 08 seconds East for a distance of 39.97 feet to a point on the centerline of North Fork Creek; thence proceed South 63 degrees 44 minutes 44 seconds East along the centerline of said creek for a distance of 290.24 feet; thence proceed South 66 degrees 31 minutes 09 seconds East along the centerline of said creek for a distance of 278.91 feet; thence proceed South 73 degrees 06 minutes 31 seconds East along the centerline of said creek for a distance of 165.54 feet; thence proceed South 61 degrees 07 minutes 05 seconds East along the centerline of said creek for a distance of 153.29 feet; thence proceed South 45 degrees 09 minutes 53 seconds East along the centerline of said creek for a distance of 148.15 feet; thence proceed South 34 degrees 09 minutes 36 seconds East along the centerline of said creek for a distance of 245.86 feet; thence proceed South 50 degrees 03 minutes 50 seconds East along the centerline of said creek for a distance of 308.25 feet; thence proceed South 72 degrees 48 minutes 56 seconds East along the centerline of said creek for a distance of 43.09 feet; thence proceed North 63 degrees 01 minute 27 seconds East along the centerline of said creek for a distance of 89.77 feet; thence proceed South 70 degrees 51 minutes 06 seconds East along the centerline of said creek for a distance of 41.68 feet; thence proceed South 25 degrees 21 minutes 26 seconds East along the centerline of said creek for a distance of 90.87 feet; thence proceed South 02 degrees 55 minutes 06 seconds West along the centerline of said creek for a distance of 88.60 feet; thence proceed South 30 degrees 09 minutes 38 seconds East along the centerline of said creek for a distance of 43.25 feet; thence proceed South 49 degrees 53 minutes 36 seconds East along the centerline of said creek for a distance of 110.68 feet; thence proceed South 75 degrees 57 minutes 51 seconds East along the centerline of said creek for a distance of 231.01 feet; thence proceed South 65 degrees 53 minutes 19 seconds West for a distance of 399.34 feet to a 1/2" rebar in place; thence proceed South 67 degrees 22 minutes 28 seconds West for a distance of 668.38 feet to a 1/2" rebar in place; thence proceed South 81 degrees 19 minutes 11 seconds West for a distance of 178.85 feet to a 1/2" rebar in place; thence proceed South 49 degrees 29 minutes 23 seconds West for a distance of 184.95 feet to a 1/2" rebar in place; thence proceed South 48 degrees 43 minutes 51 seconds West for a distance of 323.52 feet to a 1/2" rebar in place; thence proceed South 59 degrees 53 minutes 39 seconds West for a distance of 472.66 feet to a 1/2" rebar in place, said point being located on the northeasterly right of way of Shelby County Road No. 32 (Pumpkin Swamp Road); thence proceed North 54 degrees 39 minutes 13 seconds west along the northeasterly right of way of said road for a distance of 139.94 feet to a 1/2" rebar in place; thence proceed North 00 degrees 17 minutes 57 seconds West for a distance of 16.12 feet to a 1/2" rebar in place; thence proceed North 59 degrees 19 minutes 48 seconds East for a distance of 224.92 feet to a 1/2" rebar in place; thence proceed North 01 degree 58 minutes 11 seconds West for a distance of 32.79 feet to a 1/2" rebar in place; thence proceed North 05 degrees 44 minutes 30 seconds West for a distance of 288.53 feet to a 1/2" rebar in place; thence proceed North 00 degrees 07 minutes 46 seconds west for a distance of 310.25 feet to a 1/2" rebar in place; thence proceed South 85 degrees 37 minutes 08 seconds East for a distance of 42.32 feet to a 1/2" in place; thence proceed North 00 degrees 24 minutes 42 seconds West for a distance of 333.59 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Northwest one-fourth, the Northeast one-fourth and the Northwest one-fourth of the Northeast one-fourth of Section 12 and the Southeast one-fourth of the Southwest one-fourth and the Southwest one-fourth of the Southeast one-fourth of Section 1, Township 20 South, Range 1 West, Shelby County, Alabama.

According to the survey of Christopher M. Ray, Ala. Reg. No. 26017, dated October 25, 2017/

WDB
EAB

20180214000048410 2/3 \$571.00
Shelby Cnty Judge of Probate, AL
02/14/2018 10:20:07 AM 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 : Edsel DeWayne & Wanda Blackerby
Mailing Address 889 Hwy 32
Columbiana, AL 35051

Grantee's Name: Martha Weaver Bolton Trust
Mailing Address: 661 Hwy 32
Columbiana, AL 35051

Property Address: Hwy 32
Columbiana, AL 35051

Date of Sale _____
Total Purchase Price \$ 550,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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

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 02-14-2018

Sign Edsel DeWayne Blackerby
(Grantor/Grantee/Owner/Agent) circle one

Print Edsel DeWayne Blackerby

☐ Unattested

Joshua D. Arnold
(Verified by)

Form RT-1



20180214000048410 3/3 \$571.00
Shelby Cnty Judge of Probate, AL
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