

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
John Richard Shelton
8844 Highway 51
Sterrett, AL 35147

STATE OF ALABAMA

20180323000097060
03/23/2018 03:23:47 PM
DEEDS 1/3

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Eighty-Eight Thousand and no/100 Dollars (\$88,000.00)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **LINDA CONNER and MELVIN LEROY CONNER, wife and husband** (herein referred to as Grantors) grant, bargain, sell and convey unto **JOHN RICHARD SHELTON** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

LINDA CONNER is one and the same person as LINDA CULBERSON.

Subject to mineral and mining rights if not owned by Grantors.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$86,406.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that he is free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 23rd day of March, 2018.


LINDA CONNER


MELVIN LEROY CONNER

STATE OF ALABAMA

COUNTY OF SHELBY

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **LINDA CONNER and MELVIN LEROY CONNER**, whose names 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of March, 2018.

CHRISTINA ELIZABETH WALL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 30, 2021


Notary Public

My Commission Expires: 01/30/2021

EXHIBIT "A"

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The point of beginning being the Southwest corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 21, Township 19 South, Range 1 East, thence run North along the West line of said quarter-quarter section for a distance of 280.9 feet, more or less, to the South right of way of Pumpkin Swamp Road; thence turn right an angle of 49 degrees 40 seconds running Northeast along the south right of way of said road for a distance of 170.4 feet; thence turn right an angle of 130 degrees 20 minutes running South for a distance of 391.3 feet; then turn right an angle of 90 degrees 00 minutes for a distance of 130.0 feet to the point of beginning, located in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama.

PARCEL NO.: 08-5-21-0-0001-029.000

Real Estate Sales Validation Form

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

Grantor's Name	LINDA CONNER	Grantee's Name	JOHN RICHARD SHELTON
Mailing Address	651 Chelsea Station Cir Chelsea, AL 35043	Mailing Address	8844 Highway 51 Sterrett, AL 35147
Property Address	8844 Highway 51 Sterrett, AL 35147	Date of Sale	March 23, 2018
		Total Purchase Price \$	88,000.00
		Or	
		Actual Value \$	
		Or	
		Assessor's Market Value \$	

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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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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	Print B. CHRISTOPHER BATTLES
Unattested	Sign
(verified by)	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/23/2018 03:23:47 PM
\$23.00 CHERRY
20180323000097060

[Signature]