

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of:
_ \$15,000.00 (FIFTEEN THOUSAND & 00/100
DOLLARS

in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned
STEVEN JOSEPH DARDEN

hereby remises, releases, quitclaims, grants, sells, and conveys to
PHILIP RANDALL AND TERESA DARDEN (hereinafter called Grantee)
all his/her/its right, title, interest and claim in or to the following described real estate, situated in
SHELBY County, Alabama, to wit:

**COMMENCE AT THE NE CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 20
SOUTH, RANGE 4 WEST; THENCE RUN WEST, ALONG THE NORTH LINE OF SAID 1/4-1/4 FOR
1324.94' TO A FOUND 3"CAP PIPE, BEING THE NW CORNER OF SAID 1/4-1/4; THENCE RUN S 38-
33'04" E FOR 622.86'; THENCE CONTINUE ON THE LAST DESCRIBED COURSE FOR 289.73';
THENCE RUN N 51-42'43"E FOR 28.96'; THENCE RUN N 51-42'43" E FOR 28.27'; THENCE RUN N
66-52'28" E FOR 26.29'; THENCE RUN N 78-45'59" E FOR 32.84'; THENCE RUN N 27-56'45" E
FOR 76.42' TO THE POINT OF BEGINNING; THENCE CONTINUE ON THE LAST DESCRIBED
COURSE FOR 17.20'; THENCE RUN N 26-09'33" W FOR 135.96'; THENCE RUN N 41-59'14" E
FOR 92.73'; THENCE RUN N 45-11'56" W FOR 94.25'; THENCE RUN N 46-16'25"E FOR 68.70';
THENCE RUN S 45-03'55" E FOR 256.67'; THENCE RUN S 64-48'54" W FOR 8.20'; THENCE RUN
S 57-37'39" W FOR 55.29'; THENCE RUN S 47-31'22" W FOR 64.61'; THENCE RUN S 46-55'58" W
FOR 53.99'; THENCE RUN S 35-41'45" W FOR 34.01' TO THE POINT OF BEGINNING,
CONTAINING 0.80 ACRES.**

to have and to hold to said Grantee forever.

Given Under _____ hand and _____ seal, this _____ day of _____, _____.

Witness:

Philip Darden (Seal) x Steve Darden (Seal)
GRANTEE GRANTOR

[Signature] (Seal)
GRANTEE

STATE OF ALABAMA Florida **General Acknowledgement**
COUNTY OF Bay

I, Charlane Johnson, a Notary Public, in and for said County and State, hereby
certify that Steven S Darden, whose name is signed to the forgoing conveyance, and
who is known to me, acknowledged before me this day that, being informed of the contents of
the conveyance, he/she executed the same voluntarily on the day the same bears date.
Provide FL DC D(635-790-54-305-0

Given Under _____ hand and _____ seal, this 23 day of Mar, 2018.

[Signature]
Notary Public



STATE OF ALABAMA
COUNTY OF _____
I, Jeanne Annette Arterberry, a Notary Public, in and for said County and State, hereby
certify that Phillip + Teresa Darden, whose name is signed to the forgoing conveyance, and
who is known to me, acknowledged before me this day that, being informed of the contents of
the conveyance, he/she executed the same voluntarily on the day the same bears date.

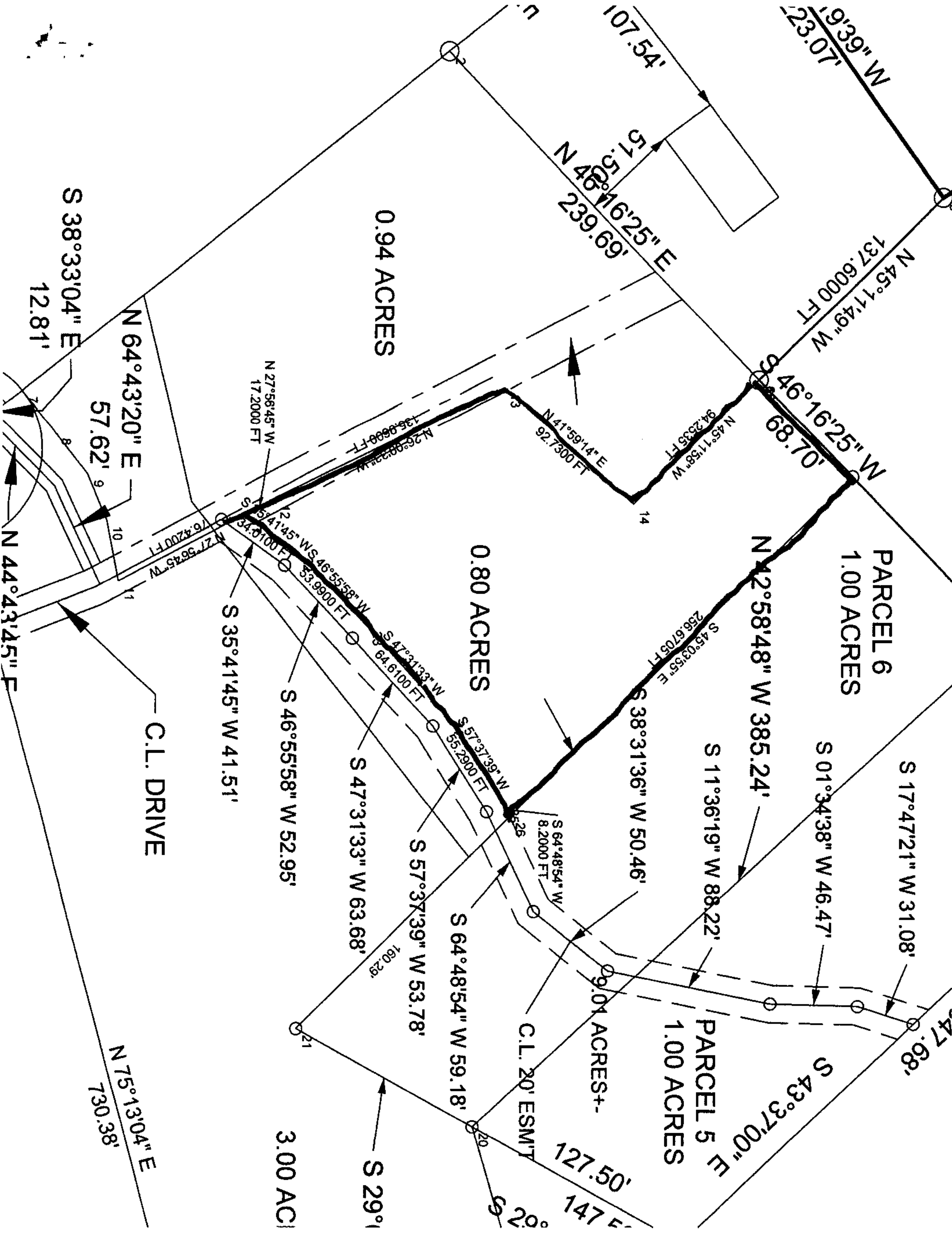
Given Under my hand and my seal, this 28 day of March, 2018.

Jeanne Annette Arterberry
Notary Public

My Commission Expires
December 09, 2019

20180328000102140 1/3 \$36.00
Shelby Cnty Judge of Probate, AL
03/28/2018 10:46:58 AM FILED/CERT

Shelby County, AL 03/28/2018
State of Alabama
Deed Tax: \$15.00



Real Estate Sales Validation Form

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

Grantor's Name Steven Darden
Mailing Address 1506 W. 13th St.
Panama City Fl.
32401

Grantee's Name Phillip Randall
Mailing Address Teresa Darden
175 Clearview Lane
Helena AL 35080

Property Address no address

Date of Sale 3/23/18
Total Purchase Price \$ 15,000
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).

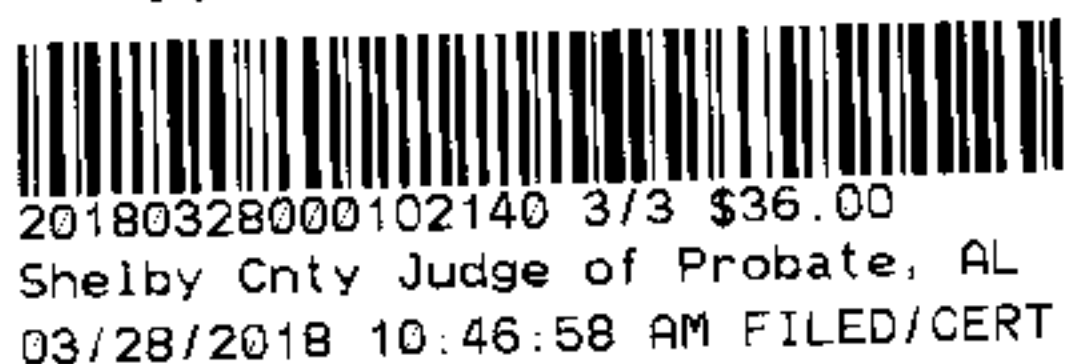
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3/28/18

Print Phillip L Darden

Sign Phillip Darden

(Grantor/Grantee/Owner/Agent) circle one



ified by)