

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

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Zachary Hallford

74 Highway 97
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 **FIFTEEN THOUSAND AND NO/00 DOLLARS (\$15,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Zachary Hallford, a single man (herein referred to as Grantor)** grant, bargain, sell and convey unto **Zachary Hallford and Janice L. Oliver (herein referred to as Grantees)**, 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, 2018.
2. Easements, restrictions, rights of way, and permits of record.

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 (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.

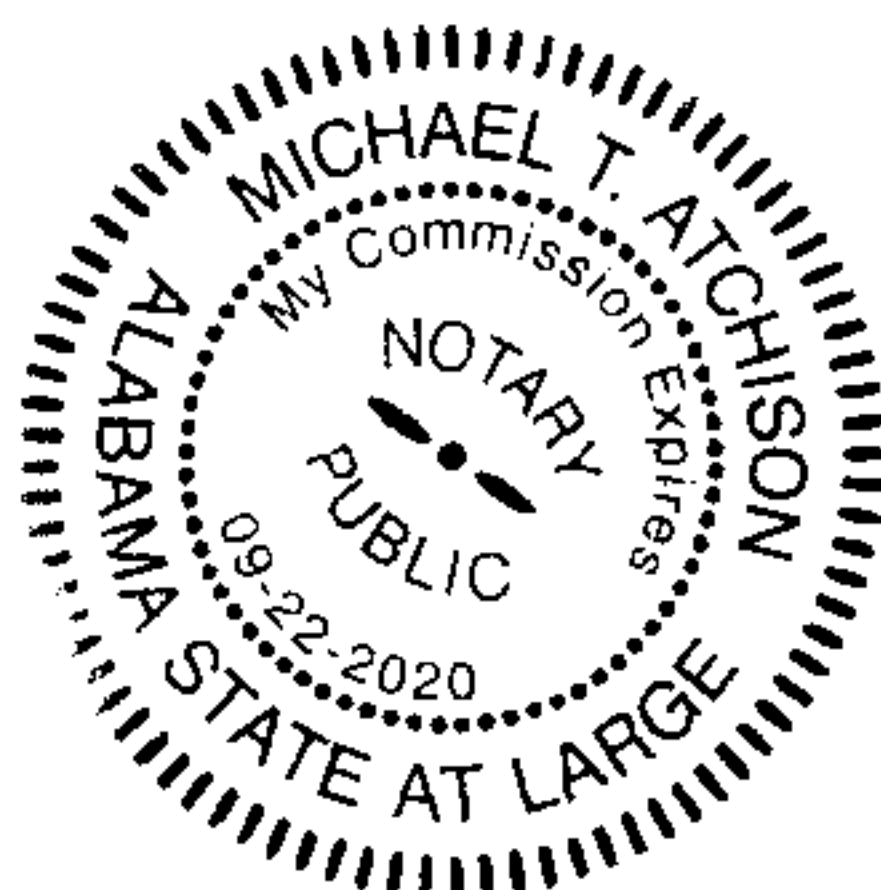
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 09 day of Aug, 2018.

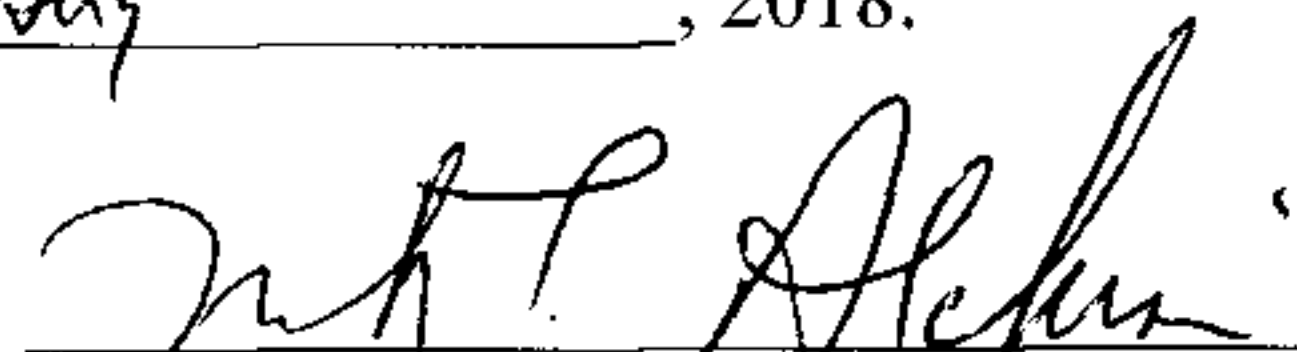

Zachary Hallford

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Zachary Hallford**, 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 this 09 day of Aug, 2018.





Notary Public
My Commission Expires:



20180810000286160 1/3 \$35.00
Shelby Cnty Judge of Probate, AL
08/10/2018 09:33:08 AM FILED/CERT

EXHIBIT "A" LEGAL DESCRIPTION


PARCEL 1:

Commence at the Northwest corner of Section 32, Township 21 South, Range 1 West; thence run East along the North line of said Section 32, a distance of 189.78 feet; thence turn an angle of 90 degrees to the right and run a distance of 305.70 feet; thence turn an angle of 32 degrees 07 minutes to the left and run a distance of 400.62 feet; thence turn an angle of 19 degrees 07 minutes 07 seconds to the right and run a distance of 123.04 feet; thence turn an angle of 40 degrees 35 minutes 02 seconds to the left and run a distance of 280.00 feet to a point on the Northwest right of way line of the Southern Railroad; thence turn an angle of 92 degrees 35 minutes to the right and run along said railroad R/W a distance of 169.54 feet; thence turn an angle of 00 degrees 35 minutes to the left and continue along the R/W a distance of 60.06 feet; thence turn an angle of 02 degrees 07 minutes 58 seconds to the left and continue along said R/W a distance of 226.82 feet; thence turn an angle of 02 degrees 17 minutes 54 seconds to the left and run along said R/W a distance of 66.79 feet; thence turn an angle of 05 degrees 24 minutes 40 seconds to the right and run along the North margin of a gravel road a distance of 132.13 feet; thence turn an angle of 10 degrees 26 minutes 22 seconds to the left and run along the margin of said gravel road a distance of 47.71 feet; thence turn an angle of 3 degrees 38 minutes 03 seconds to the right and run along the North margin of said road a distance of 161.44 feet to the point of beginning; thence turn an angle of 01 degrees 10 minutes 10 seconds to the left and continue along the North margin of said road a distance of 297.95 feet; thence turn an angle of 02 degrees 09 minutes 14 seconds to the left and continue along said road a distance of 154.57 feet to a painted line and old wire fence; thence turn an angle of 153 degrees 19 minutes 54 seconds to the right and run along the old wire fence a distance of 522.25 feet; thence turn an angle of 120 degrees 01 minute 07 seconds to the right and run a distance of 246.02 feet to the point of beginning. Situated in the W 1/2 of the NW 1/4 of Section 32, Township 21 South, Range 1 West, Shelby County, Alabama.

PARCEL 2:

Commence at the Northwest corner of Section 32, Township 21 South, Range 1 West; thence run East along the North line of said Section 32 a distance of 189.78 feet; thence turn an angle of 90 degrees to the right and run a distance of 305.70 feet; thence turn an angle of 32 degrees 02 minutes to the left and run a distance of 400.62 feet; thence turn an angle of 19 degrees 07 minutes 07 seconds to the right and run a distance of 123.04 feet; thence turn an angle of 40 degrees 35 minutes 02 seconds to the left and run a distance of 280.00 feet to a point on the Northwest right of way line of the Southern Railroad; thence turn an angle of 92 degrees 35 minutes to the right and run along said railroad R/W a distance of 169.54 feet; thence turn an angle of 00 degrees 35 minutes to the left and continue along the R/W a distance of 60.06 feet; thence turn an angle of 02 degrees 07 minutes 58 seconds to the left and continue along said R/W a distance of 226.82 feet; thence turn an angle of 02 degrees 17 minutes 54 seconds to the left and run along said R/W a distance of 66.79 feet; thence turn an angle of 05 degrees 24 minutes 40 seconds to the right and run along the North margin of a gravel road a distance of 132.13 feet to the point of beginning; thence turn an angle of 10 degrees 26 minutes 22 seconds to the left and run along the margin of said gravel road a distance of 47.71 feet; thence turn an angle of 3 degrees 38 minutes 03 seconds to the right and run along the North margin of said road a distance of 161.44 feet; thence turn an angle of 90 degrees 01 minute 37 seconds to the right and run a distance of 246.02 feet to a painted line and old wire fence; thence turn an angle of 59 degrees 58 minutes 53 seconds to the right and run along said wire fence a distance of 158.00 feet; thence turn an angle of 83 degrees 25 minutes 01 second to the right and run a distance of 123.55 feet; thence turn an angle of 36 degrees 57 minutes 55 seconds to the right and run a distance of 222.77 feet to the point of beginning. Situated in the W 1/2 of the NW 1/4, Section 32, Township 21 South, Range 1 West, Shelby County, Alabama.

Shelby County, AL 08/10/2018
State of Alabama
Deed Tax: \$15.00


20180810000286160 2/3 \$36.00
Shelby Cnty Judge of Probate, AL
08/10/2018 09:33:08 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 Zachary Hallford
Mailing Address 74 Highway 97
Columbiana, AL 35051

Grantee's Name Zachary Hallford
Mailing Address 74 Highway 97
Columbiana, AL 35051

Property Address 1631 Shelby Springs Rd
Columbiana AL
35051

Date of Sale 8-9-18
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 15,000.00



20180810000286160 3/3 \$36.00
Shelby Cnty Judge of Probate, AL
08/10/2018 09:33:08 AM FILED/CERT

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 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 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 8-9-18

Print Zachary Hallford

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1