

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:

Norman Deason
737 Hwy 416
Wiltsville AL 35886

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED SEVENTY THREE THOUSAND FIVE HUNDRED DOLLARS AND ZERO CENTS (\$84,286.49)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Norman P. Deason and Evelyn W. Deason, Trustees, or their successors in trust under The Deason Living Trust, dated May 3, 2005*** (herein referred to as ***Grantors***), grant, bargain, sell and convey unto, ***Norman P. Deason*** (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, 2018.
2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantor herein or his spouse.

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.

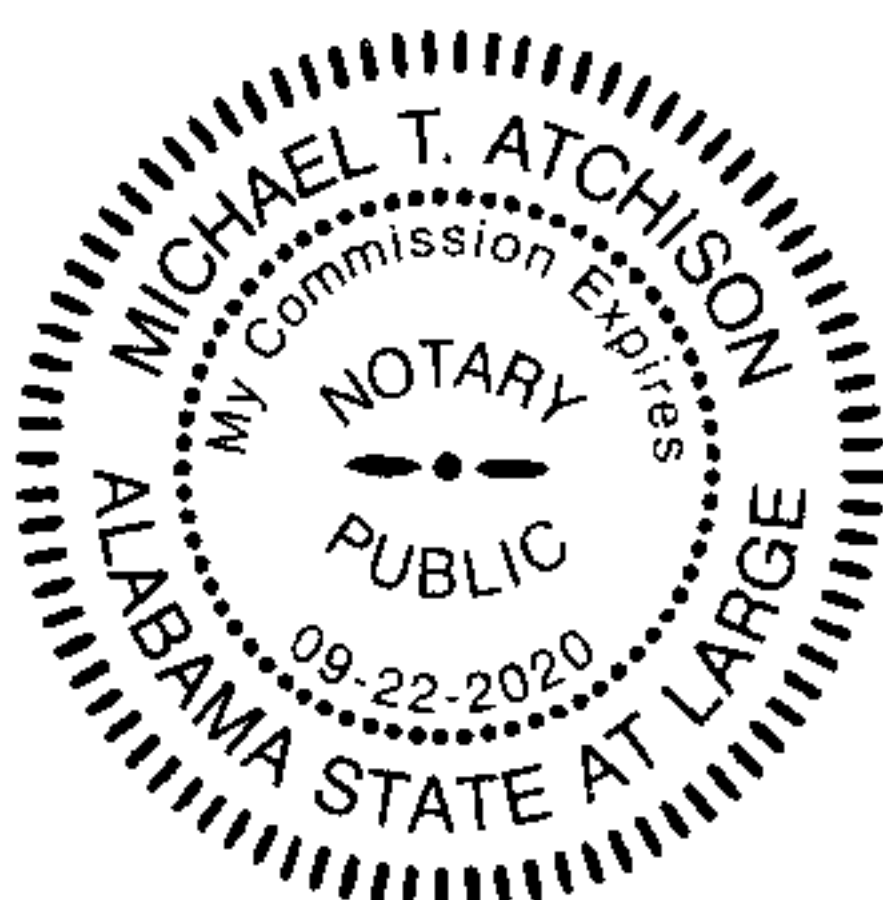
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of August, 2018.

Norman P. Deason
Norman P. Deason, Trustee

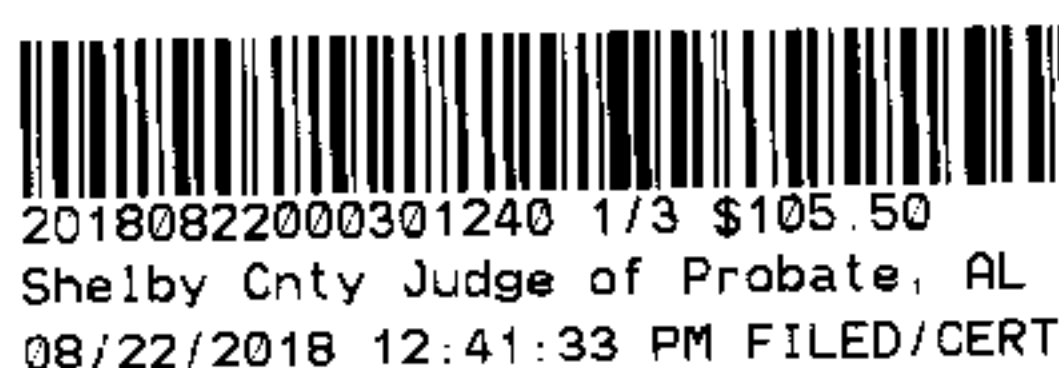
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Norman P. Deason as trustee of, Norman P. Deason and Evelyn W. Deason, Trustees, or their successors in trust under The Deason Living Trust, dated May 3, 2005*** 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 20th day of August, 2018.



Michael T. Atchison
Notary Public
My Commission Expires: 9/22/2020



Shelby County, AL 08/22/2018
State of Alabama
Deed Tax: \$84.50

EXHIBIT A – LEGAL DESCRIPTION

A parcel of land situated in the SE 1/4 of the NW 1/4 of Section 5, Township 22 South, Range 1 East, and being more particularly described as follows: Commence at the Southeast corner of the SE 1/4 of the NW 1/4 of Section 5, Township 22 South, Range 1 East; thence North 89 degrees 07 minutes 13 seconds West a distance of 275.94 feet to the Easterly right of way of Shelby County Highway #61 (80-foot right of way); thence North 21 degrees 35 minutes 50 seconds East a distance of 409.13 feet; thence North 19 degrees 50 minutes 21 seconds East a distance of 370.75 feet to the point of beginning; thence North 19 degrees 50 minutes 21 seconds East a distance of 54.46 feet; thence North 17 degrees 40 minutes 13 seconds East a distance of 167.81 feet; thence South 60 degrees 54 minutes 02 seconds East a distance of 498.40 feet; thence South 26 degrees 07 minutes 51 seconds West a distance of 162.41 feet; thence North 67 degrees 46 minutes 32 seconds West a distance of 468.16 feet to the point of beginning.

Situated in Shelby County, Alabama.



20180822000301240 2/3 \$105.50
Shelby Cnty Judge of Probate, AL
08/22/2018 12:41:33 PM 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 Deason Living Trust
Mailing Address 737 Hwy 416
Wiltsville AL 35186

Grantee's Name Norman Deason
Mailing Address 737 Hwy 416
Wiltsville AL 35186

Property Address Acorn 5-22-18

Date of Sale 8-22-18
Total Purchase Price \$ 84,286.49

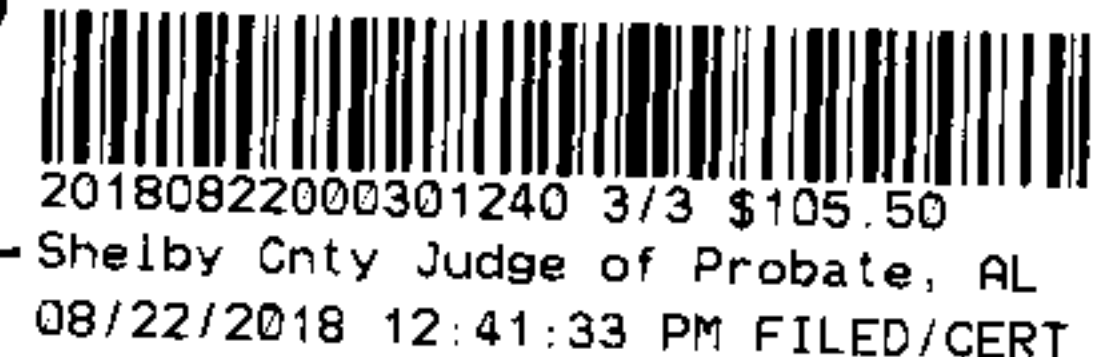
or
Actual Value \$

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 8-22-18

Print Mike Peterson

☐ Unattested

Sign

(verified by)

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1