

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice  
P.O. Box 587, Columbiana, Alabama 35051

## **WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY COUNTY**            **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Lanace Castleberry, unmarried (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Jeremy Craig Wallace (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:


Commencing at the NW corner of the NW¼ of Section 32, Township 20 South, Range 1 East; thence N 90 deg. 00 min. 00 sec. East a distance of 1652.02 feet; thence S 00 deg. 00 min. 00 sec. E a distance of 29.53 feet to the point of beginning; thence S 00 deg. 44 min. 52 sec. E a distance of 1215.74 feet; thence S 88 deg. 52 min. 15 sec. E a distance of 502.82 feet; thence N 01 deg. 02 min. 59 sec. W a distance of 1244.22 feet; thence S 87 deg. 58 min. 58 sec. W a distance of 496.11 feet to the point of beginning.

LESS & EXCEPT the West 2.45 acres of the above described tract.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 11/26/2018  
State of Alabama  
Deed Tax: \$56.50

  
20181126000412730 1/5 \$83.50  
Shelby Cnty Judge of Probate, AL  
11/26/2018 10:30:38 AM FILED/CERT

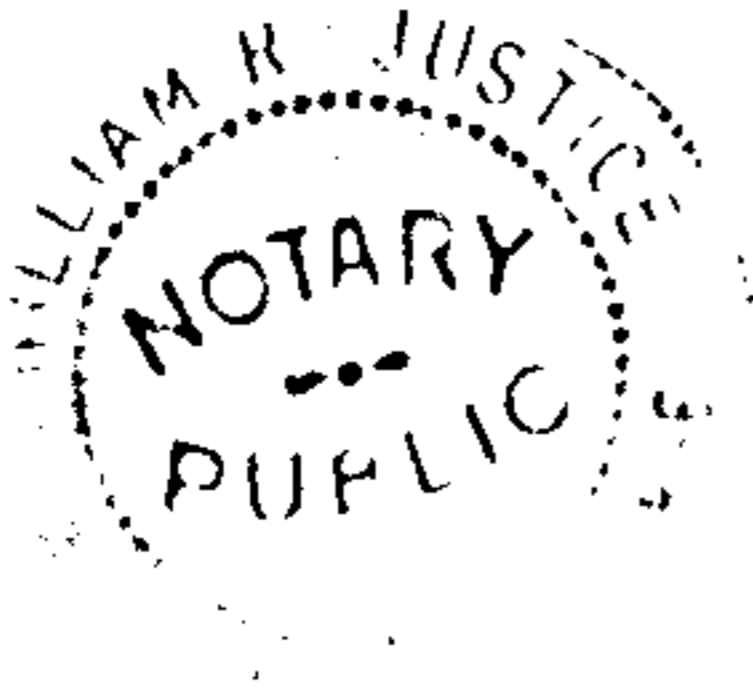
IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this  
30th day of July, 2018.

Lanace Castleberry  
Lanace Castleberry

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lanace Castleberry, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of July, 2018.



William R. Justice  
Notary Public

20181126000412730 2/5 \$83.50  
Shelby Cnty Judge of Probate, AL  
11/26/2018 10:30:38 AM FILED/CERT



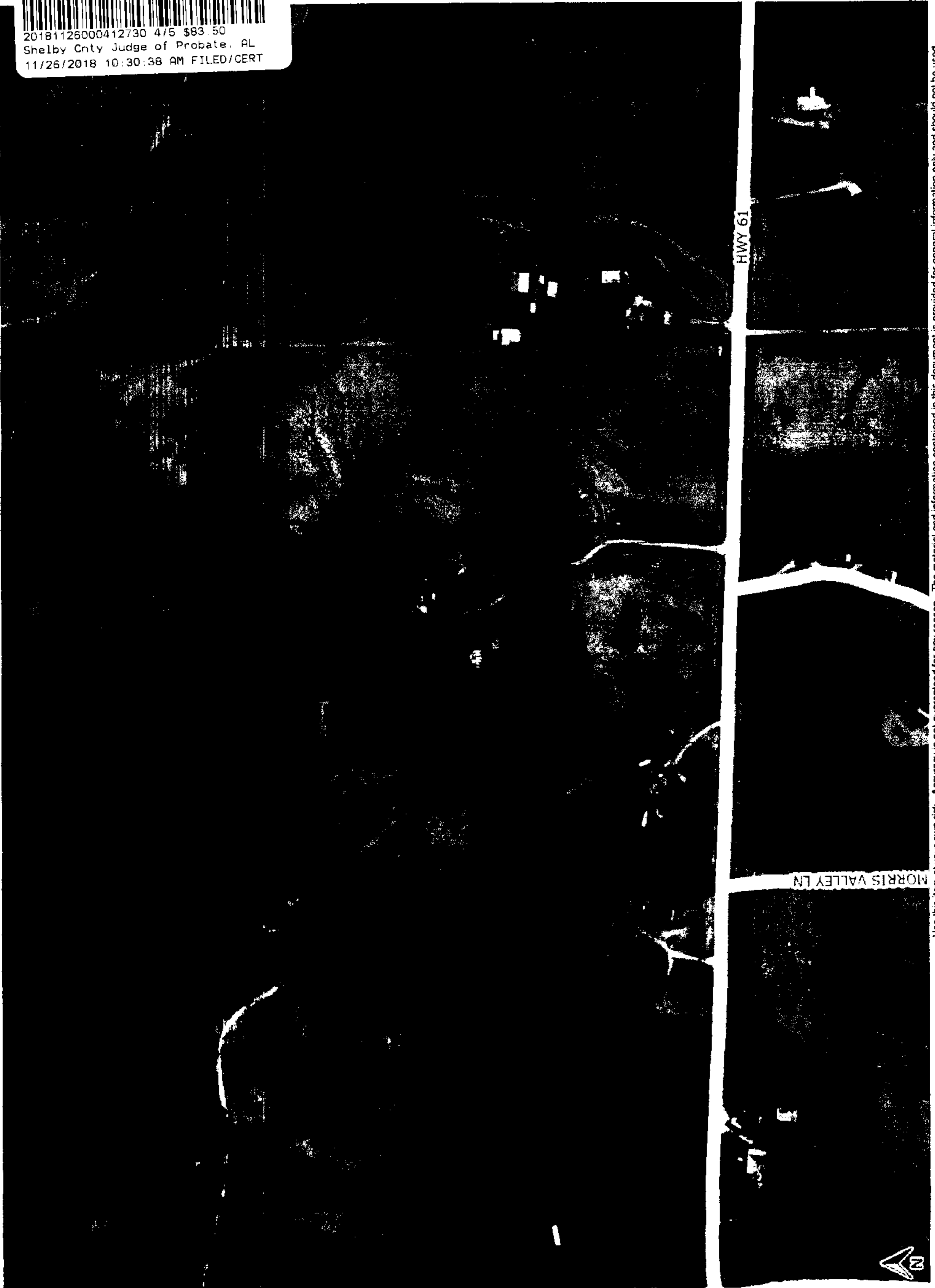
20181126000412730 3/5 \$83.50  
Shelby Cnty Judge of Probate, AL  
11/26/2018 10:30:38 AM FILED/CERT







20181126000412730 4/5 \$83.50  
 Shelby Cnty Judge of Probate, AL  
 11/26/2018 10:30:38 AM FILED/CERT



HWY 61

MORRIS VALLEY LN

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Real Estate Sales Validation Form

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

Grantor's Name Lanace Castleberry
Mailing Address 17520 Hwy 61
Wilsonville, AL 35186

Grantee's Name Jeremy Craig Wallace
Mailing Address 54 Town Creek Apts
Columbiana, AL 35051

Property Address Hwy 61
Wilsonville, AL 8

Date of Sale 7/30/18
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 56,036

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 7/30/18

Print Lanace Castleberry

Unattested (verified by)

Sign Lanace Castleberry (Grantor/Grantee/Owner/Agent) circle one

