

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Joel Dixon
411 North Main Street
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One and No/00 Dollars (\$1.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Joel Dixon, married and Vera Dixon, unmarried (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **Joel Dixon (herein referred to as grantee, whether one or more)** the following described real estate, situated in **Shelby County, Alabama**, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

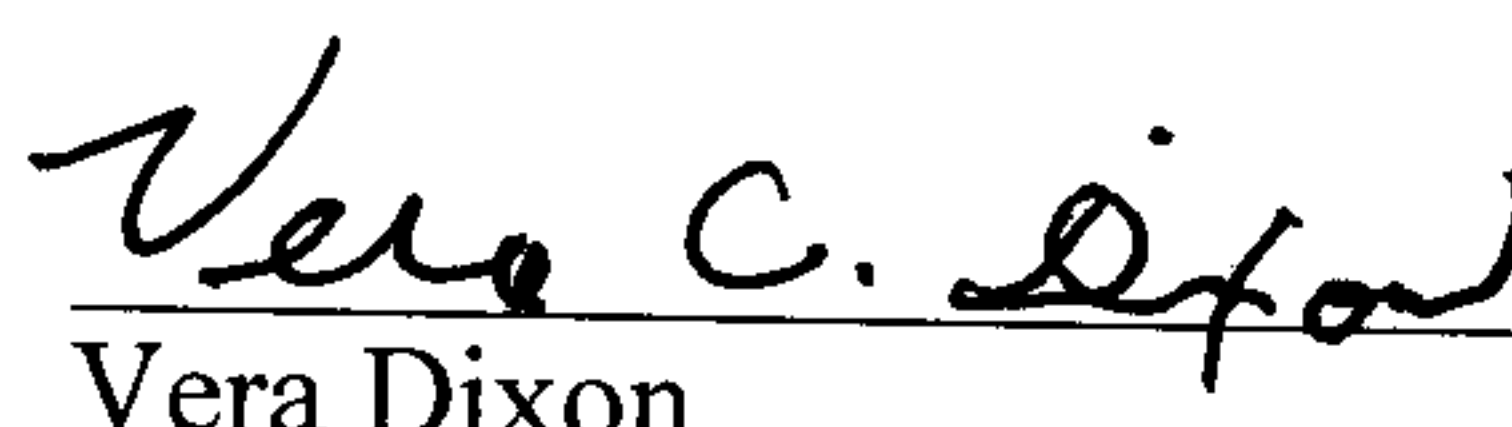
Grantor Vera Dixon herein reserves a life estate in and to said property, for and during her lifetime.

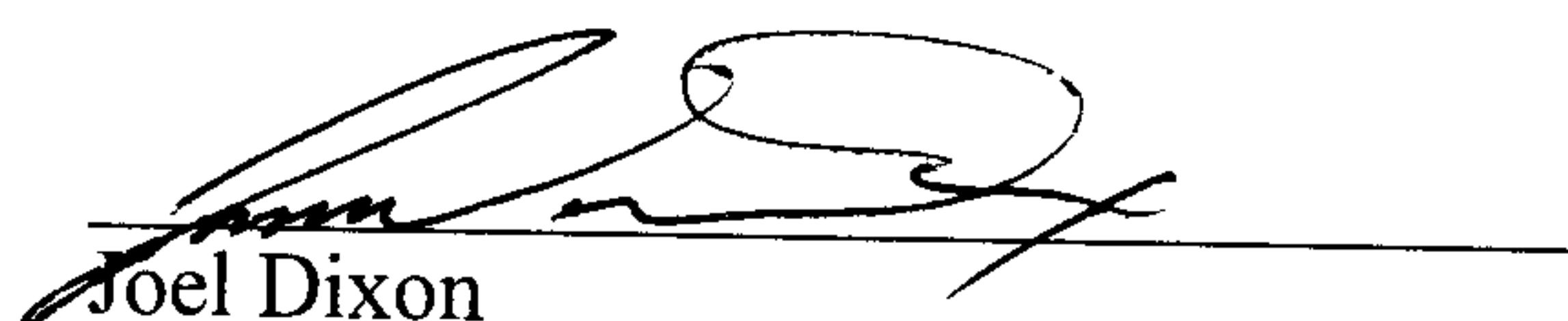
This property constitutes no part of the homestead of grantor Joel Dixon or his respective spouse.

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 16th day of November, 2018.

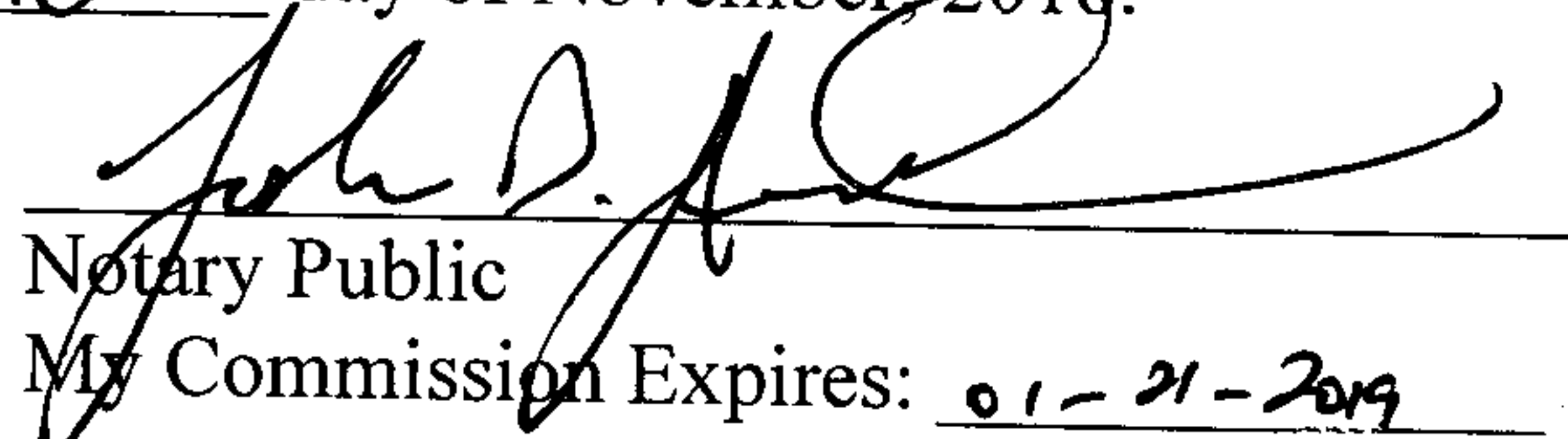

Vera Dixon


Joel Dixon

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Vera Dixon and Joel Dixon, who 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 16th day of November, 2018.


Notary Public
My Commission Expires: 01-21-2019



20181127000415370 1/3 \$56.50
Shelby Cnty Judge of Probate, AL
11/27/2018 02:22:13 PM FILED/CERT


Shelby County, AL 11/27/2018
State of Alabama
Deed Tax: \$35.50

EXHIBIT "A"
LEGAL DESCRIPTION

That certain lot of land situated on the South side of Sterrett Street in the Town of Columbiana, Alabama, and described as follows, to wit: Commencing at the Southwest corner of Section 24, Township 21 South, Range 1 West and run thence North 03 degrees West a distance of 260.5 feet to a point; run thence North 85 degrees and 6 minutes East a distance of 202.85 feet to the point of beginning of the lot herein described and conveyed, and being the Southeast corner of the lot this day conveyed by the grantors to Fred Davis; run thence North 85 degrees and 6 minutes a distance of 80 feet to the southwest corner of the lot sold by G. N. Webber to George Holcombe, as shown in Deed Book 128, on Page 284 in the office of the Judge of Probate of Shelby County, Alabama; run thence North 9 degrees and 20 minutes West, a distance of 258.698 feet, more or less, to the South line of Sterrett Street; run thence South 83 degrees and 42 minutes West along the South line of Sterrett Street, a distance of 80 feet along said Sterrett Street; run thence South 9 degrees and 20 minutes East, a distance of 253.18 feet to the point of beginning.

Situated in Shelby County, Alabama.

Subject to an easement for a joint driveway for a distance, approximately 60 feet South, from Sterrett Street, along the West line of that lot situated immediately East of the lands herein described as shown in Deed Book 128, on Page 284, in the office of the Judge of Probate of Shelby County, Alabama.


20181127000415370 2/3 \$56.50
Shelby Cnty Judge of Probate, AL
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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 : Vera Dixon & Joel Dixon
Mailing Address 111 E. Sterrett St..
Columbiana, AL 35051

Grantee's Name: Joel Dixon
Mailing Address: 411 North Main Street
Columbiana, AL 35051

Property Address: Parcel #20 9 32 0 000 027.001
Columbiana, AL

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 35,420.00 1/2

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 – Deed Transfer

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.

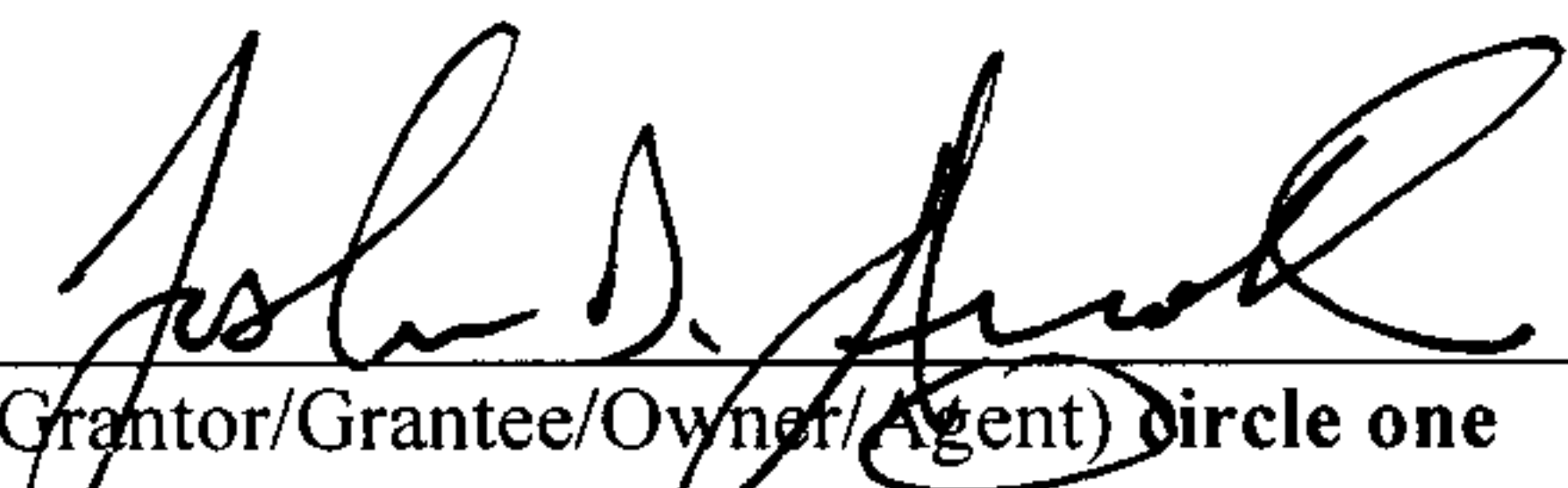
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 11-16-2018

Sign 
(Grantor/Grantee/Owner/Agent) circle one
Print JOSHUA D. ARNOLD

☒ Unattested

(Verified by)

Form RT-1


20181127000415370 3/3 \$56.50
Shelby Cnty Judge of Probate, AL
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