

**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:*  
**Jerry Wayne Barnes**  
**5568 Hwy 61**  
**Wilsonville, AL 35186**

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA )**  
**COUNTY OF SHELBY )**

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration **EIGHT TWO THOUSAND EIGHT HUNDRED DOLLARS AND NO/00 DOLLARS (\$82,800.00)**, 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, **Jerry Wayne Barnes and wife, Kathryn R. Barnes (herein referred to as Grantor)** grant, bargain, sell and convey unto **Jerry Wayne Barnes and wife, Kathryn R. Barnes (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY County, Alabama, to-wit:**

**SEE EXHIBIT "A"**

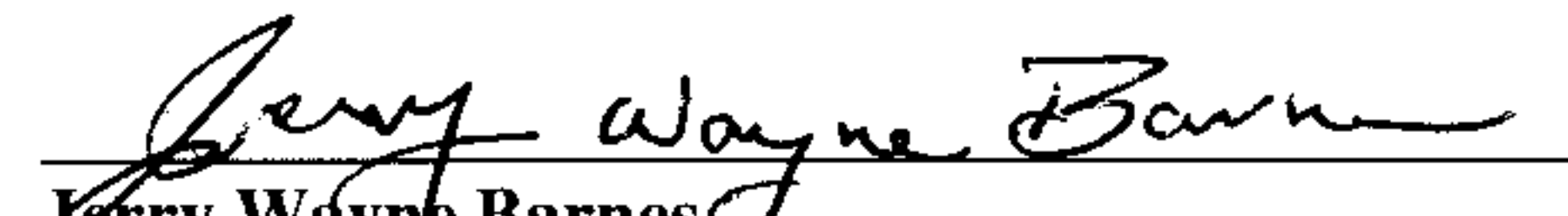
**SUBJECT TO:**


1. Ad valorem taxes due and payable October 1, 2019.
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 6<sup>th</sup> day of June, 2019.

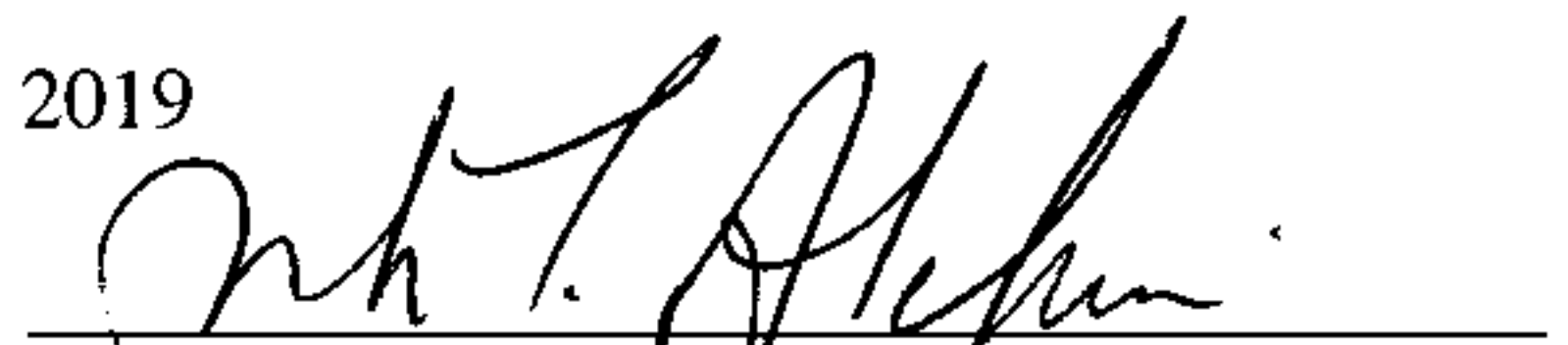
  
**Jerry Wayne Barnes**

  
**Kathryn R. Barnes**

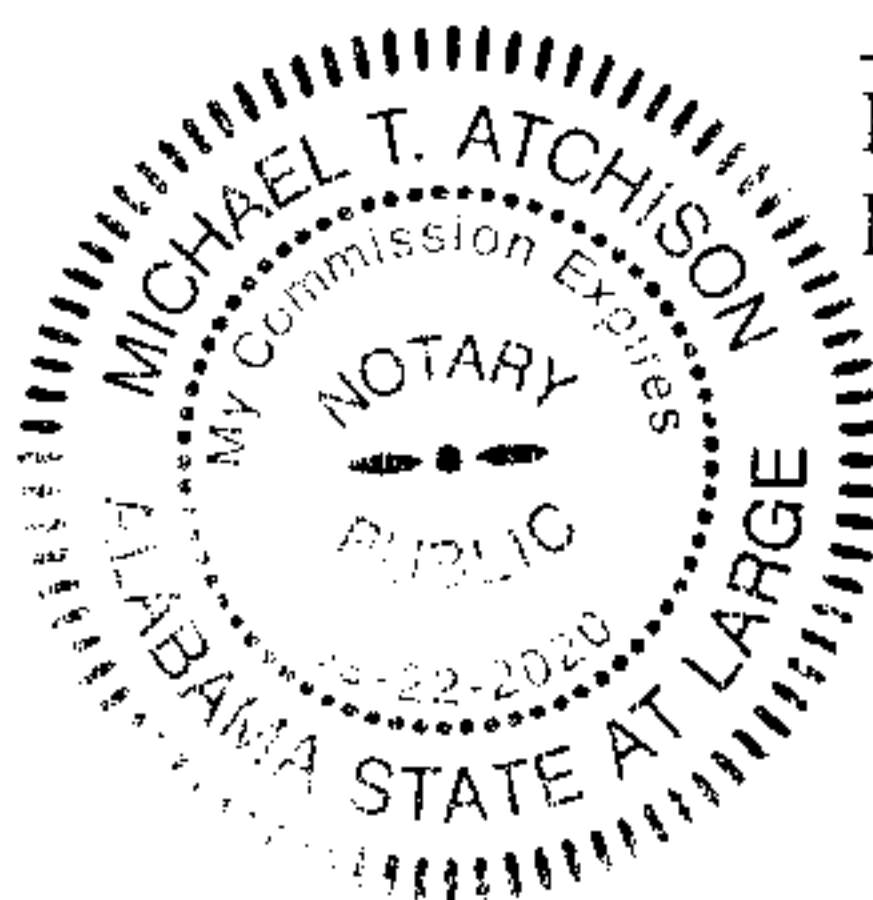
**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Jerry Wayne Barnes and Kathryn R. Barnes**, 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 6th day of June, 2019

  
Notary Public  
My Commission Expires: 9/22/2020

Shelby County, AL 06/07/2019  
State of Alabama  
Deed Tax: \$83.00




  
20190607000201200 1/3 \$104.00  
Shelby Cnty Judge of Probate, AL  
06/07/2019 03:19:27 PM FILED/CERT

EXHIBIT "A"


THE WEST 210 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:  
BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF  
SOUTHWEST QUARTER, SECTION 22, TOWNSHIP 21 SOUTH, RANGE 1 EAST,  
THENCE RUN NORTH ALONG THE EAST LINE OF SAID QUARTER-QUARTER  
SECTION A DISTANCE OF 221.31 FEET; THENCE TURN AN ANGLE OF 89  
DEGREES 02 MINUTES 42 SECONDS TO THE LEFT AND RUN A DISTANCE OF  
1260.56 FEET TO A POINT ON THE EAST LINE OF A 60-FOOT ROAD  
EASEMENT; THENCE TURN AN ANGLE OF 91 DEGREES 02 MINUTES 30  
SECONDS TO THE LEFT AND RUN SOUTH ALONG SAID ROAD EASEMENT A  
DISTANCE OF 221.31 FEET TO THE SOUTH LINE OF SAID NORTHEAST  
QUARTER OF THE SOUTHWEST QUARTER; THENCE TURN AN ANGLE OF 88  
DEGREES 57 MINUTES 30 SECONDS TO THE LEFT AND RUN ALONG SAID  
SOUTH LINE A DISTANCE OF 1260.23 FEET TO THE POINT OF BEGINNING.  
LESS AND EXCEPT 1 ACRE, IN THE SOUTHEAST CORNER. SITUATED IN THE  
NORTHEAST QUARTER OF SOUTHWEST QUARTER, SECTION 22, TOWNSHIP  
21 SOUTH, RANGE 1 EAST, HUNTSVILLE MERIDIAN, SHELBY COUNTY,  
ALABAMA.

ALSO:

Commence at the SE Corner of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , Section 22, Township 21 South,  
Range 1 East; thence run North along the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section a distance of  
663.93 feet to the Point of Beginning; thence continue North along said east line of said  
 $\frac{1}{4}$  -  $\frac{1}{4}$  section a distance of 221.31 feet; thence turn an angle of 89 degrees 02 minutes 42  
seconds to the left and run a distance of 1251.57 feet to a point on a 60 foot road  
easement; thence turn an angle of 91 degrees 02 minutes 30 seconds to the left and run  
along said road easement a distance of 221.31 feet; thence turn an angle of 88 degrees 57  
minutes 30 seconds to the left and run a distance of 1261.23 feet to the point of  
beginning. Situated in the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 22, Township 21 South, Range  
1 East, Huntsville Meridian, Shelby County, Alabama.

ALSO:

Commence at the SE Corner of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , Section 22, Township 21 South,  
Range 1 East; thence run North along the East line of the  $\frac{1}{4}$  -  $\frac{1}{4}$  section a distance of  
442.62 feet to the point of beginning; thence continue North along the East line of  $\frac{1}{4}$  -  $\frac{1}{4}$   
section a distance of 221.31 feet; thence turn an angle of 89 degrees 02 minutes 42  
seconds to the left and run a distance of 1261.23 feet to a point on a 60 foot road  
easement a distance of 221.31 feet; thence turn an angle of 91 degrees 02 minutes 30  
seconds to the left and run along said road easement a distance of 221.31 feet; thence turn  
an angle of 88 degrees 57 minutes 30 seconds to the left and run a distance of 1260.90  
feet to the point of beginning. Situated in the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , Section 22, Township  
21 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama.

  
20190607000201200 2/3 \$104.00  
Shelby Cnty Judge of Probate, AL  
06/07/2019 03:19:27 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 Terry Wayne Barnes  
Mailing Address 5568 Hwy 61  
Wiltsville AL 35186

Grantee's Name Terry Wayne Barnes  
Mailing Address 5568 Hwy 61  
Wiltsville, AL 35186

Property Address 5568 Hwy 61  
Wiltsville, AL 35186

Date of Sale 6-6-19  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 1/2 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 ☐ Appraisal  
☐ Sales Contract ☒ Other Create JTRs  
☐ Closing Statement

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 6-6-19

Print Terry Wayne Barnes

☐ Unattested

Sign Terry Wayne Barnes  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20190607000201200 3/3 \$104.00  
Shelby Cnty Judge of Probate, AL  
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