

This Instrument was Prepared by:

Send Tax Notice To: Andrew B. George

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

1775 Crenshaw Rd  
Columbiana, AL, 35051

File No.: MV-19-25708

**WARRANTY DEED**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Sixty Eight Thousand Dollars and No Cents (\$168,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Amanda K. Taylor and Austin Taylor, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Andrew B. George**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2020 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Amanda K. Dorough, Amanda K. Dorough Taylor and Amanda K. Taylor are all one in the same person.

\$164,957.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 24th day of January, 2020.

*Amanda K. Taylor*  
Amanda K. Taylor

*Austin Taylor*  
Austin Taylor

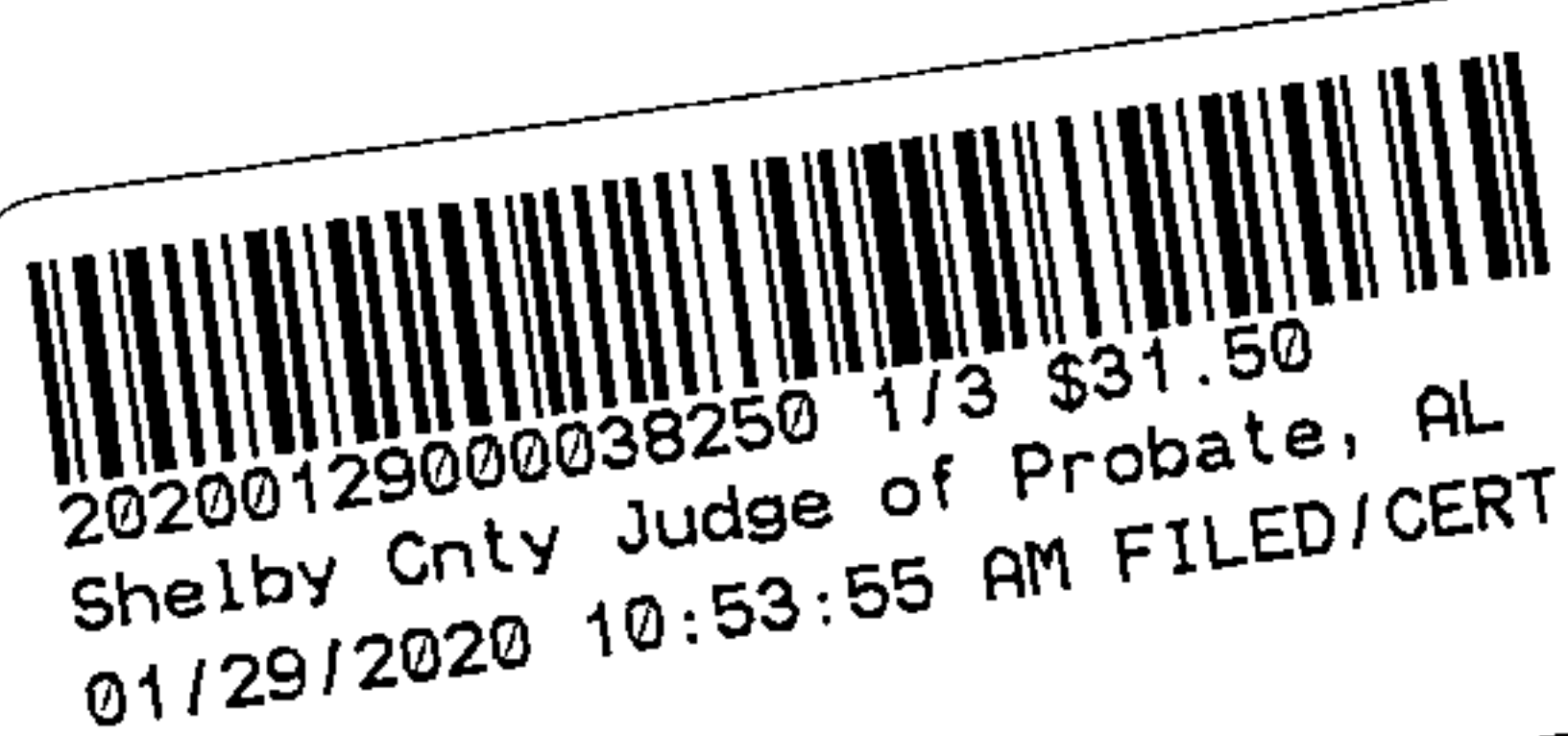
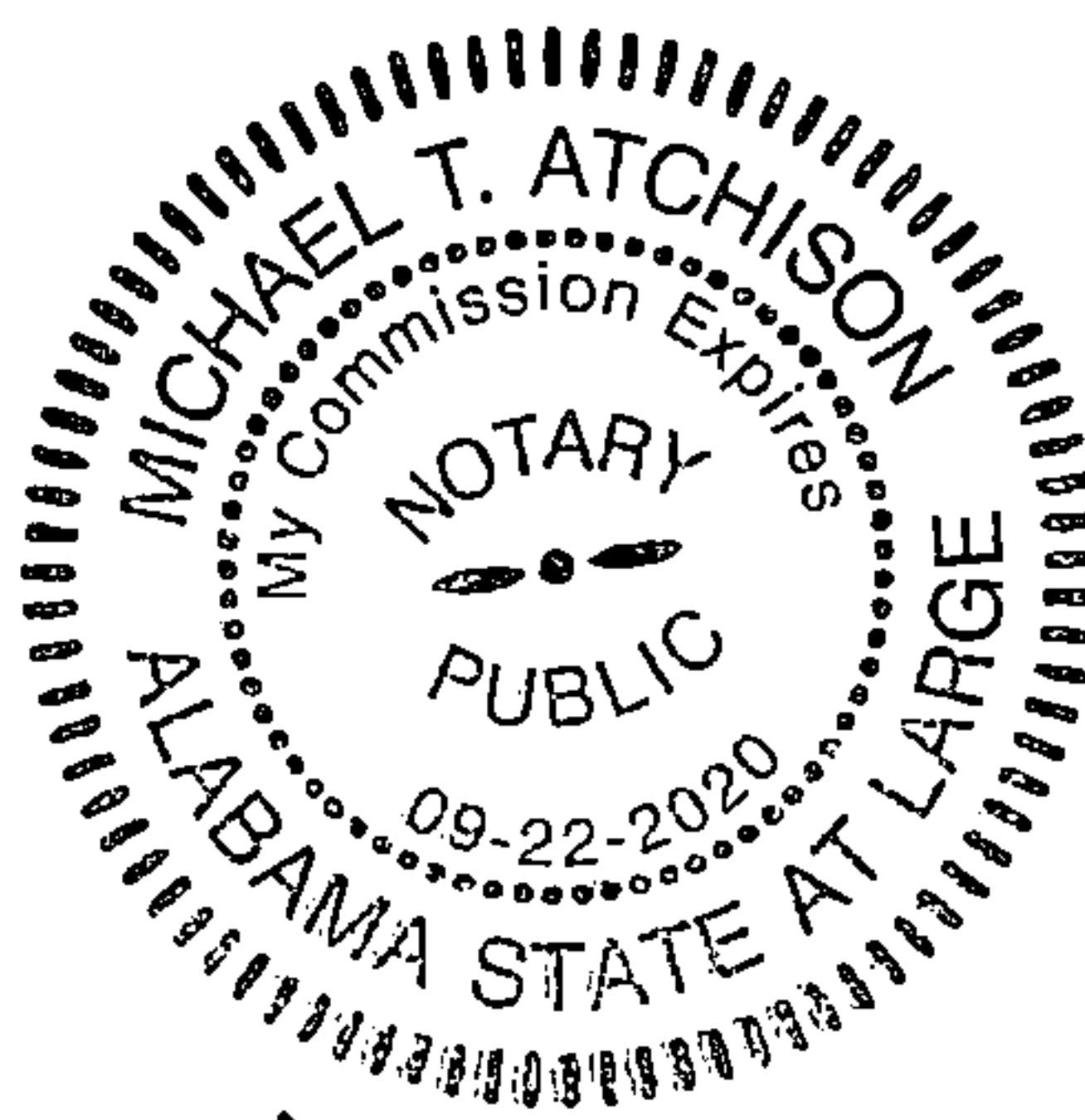
State of Alabama

County of Shelby

I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that Amanda K. Taylor and Austin Taylor, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of January, 2020.

*Mike T Atchison*  
Notary Public, State of Alabama  
Mike T Atchison  
My Commission Expires: September 22, 2020



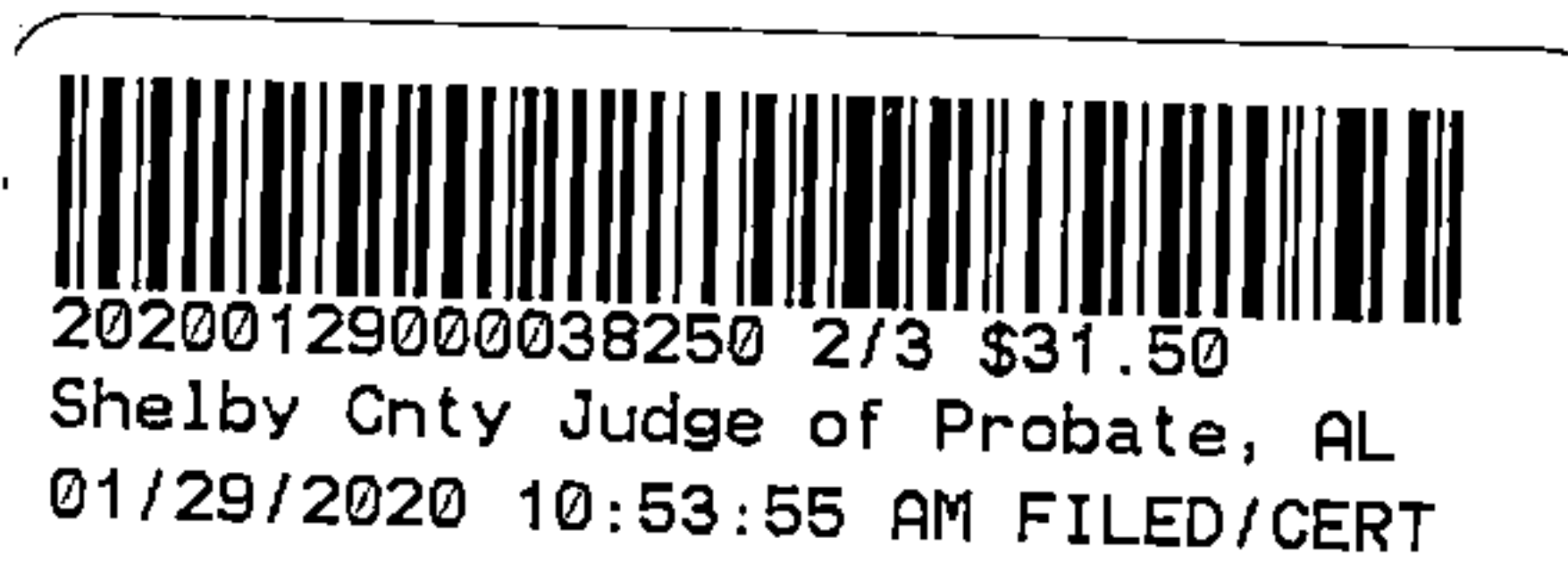
Shelby County, AL 01/29/2020  
State of Alabama  
Deed Tax: \$3.50

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land located in Section 24, Township 20 South, Range 1 West and more particularly decribed as follows:

Commence at the northeast corner of the South half of the Northwest Quarter of the Southeast Quarter of Section 24, Township 20 South, Range 1 West; thence run in a southerly direction along the East line of the Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter 592.03 to the point of beginning; thence continue on said line 367.59 feet; thence an interior angle to the left in a northwesterly direction of 26 degrees 45 minutes 54 seconds 248.36 feet; thence an interior angle to the left in a northerly direction of 167 degrees 36 minutes 150.55 feet; thence an interior angle to the left in an easterly direction 75 degrees 38 minutes 06 seconds 149.19 feet to the point of beginning.

According to the survey of Carl Daniel Moore, dated June 7, 2011.



Real Estate Sales Validation Form

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

Grantor's Name Amanda K. Taylor
Austin Taylor

Grantee's Name Andrew B. George
1775 Crenshaw Rd

Mailing Address 210 Goodwin St
Columbiana, AL 35051

Mailing Address Columbiana, AL 35051

Property Address 1775 Crenshaw Rd.
Columbiana, AL 35051

Date of Sale January 24, 2020
Total Purchase Price \$168,000.00

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 Appraisal
XX Sales Contract Other
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 of 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 January 24, 2020

Print Amanda K. Taylor

Unattested (verified by)

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



20200129000038250 3/3 \$31.50
Shelby Cnty Judge of Probate, AL
01/29/2020 10:53:55 AM FILED/CERT