

This instrument was prepared without
benefit of title evidence by:

Grantee's address:
465 Salser Lane
Columbiana, AL 35051

Joshua D. Arnold
P.O. Box 587, Columbiana, Alabama 35051

STATUTORY WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Lawrence McCullers and Julia McCullers, a married couple, (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Joshua D. Arnold and Leslie S. Arnold, a married couple (herein referred to as GRANTEE, whether one or more)) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of is right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A."


Subject to the 2020 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, and rights of way of record.

The above described property is the homestead of the GRANTOR.

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

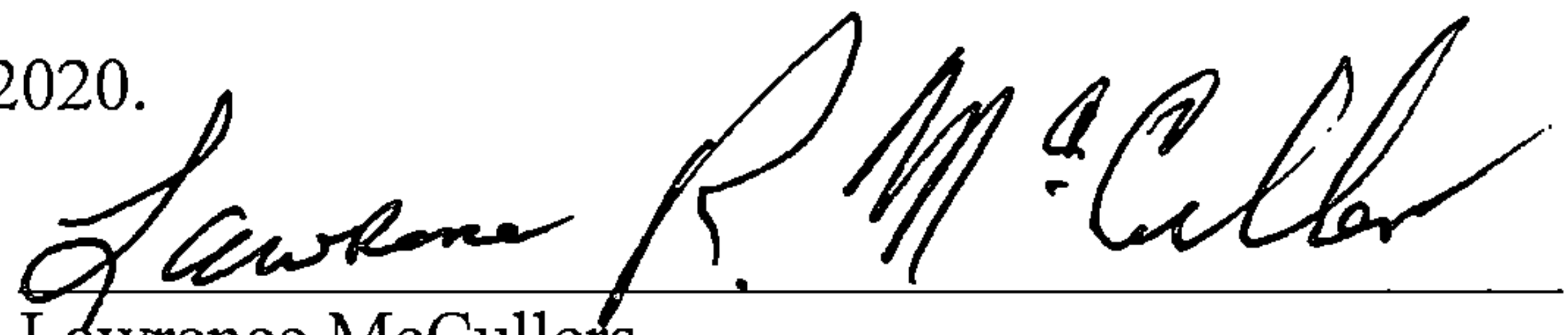
And GRANTOR does for GRANTOR and GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that

Shelby County, AL 09/09/2020
State of Alabama
Deed Tax: \$2.00


20200909000401360 1/6 \$39.00
Shelby Cnty Judge of Probate, AL
09/09/2020 11:57:05 AM FILED/CERT

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.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this the 4th day of September, 2020.


Lawrence McCullers

STATE OF ALABAMA)
COUNTY OF SHELBY)

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lawrence McCullers, 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 the 4th day of September, 2020.

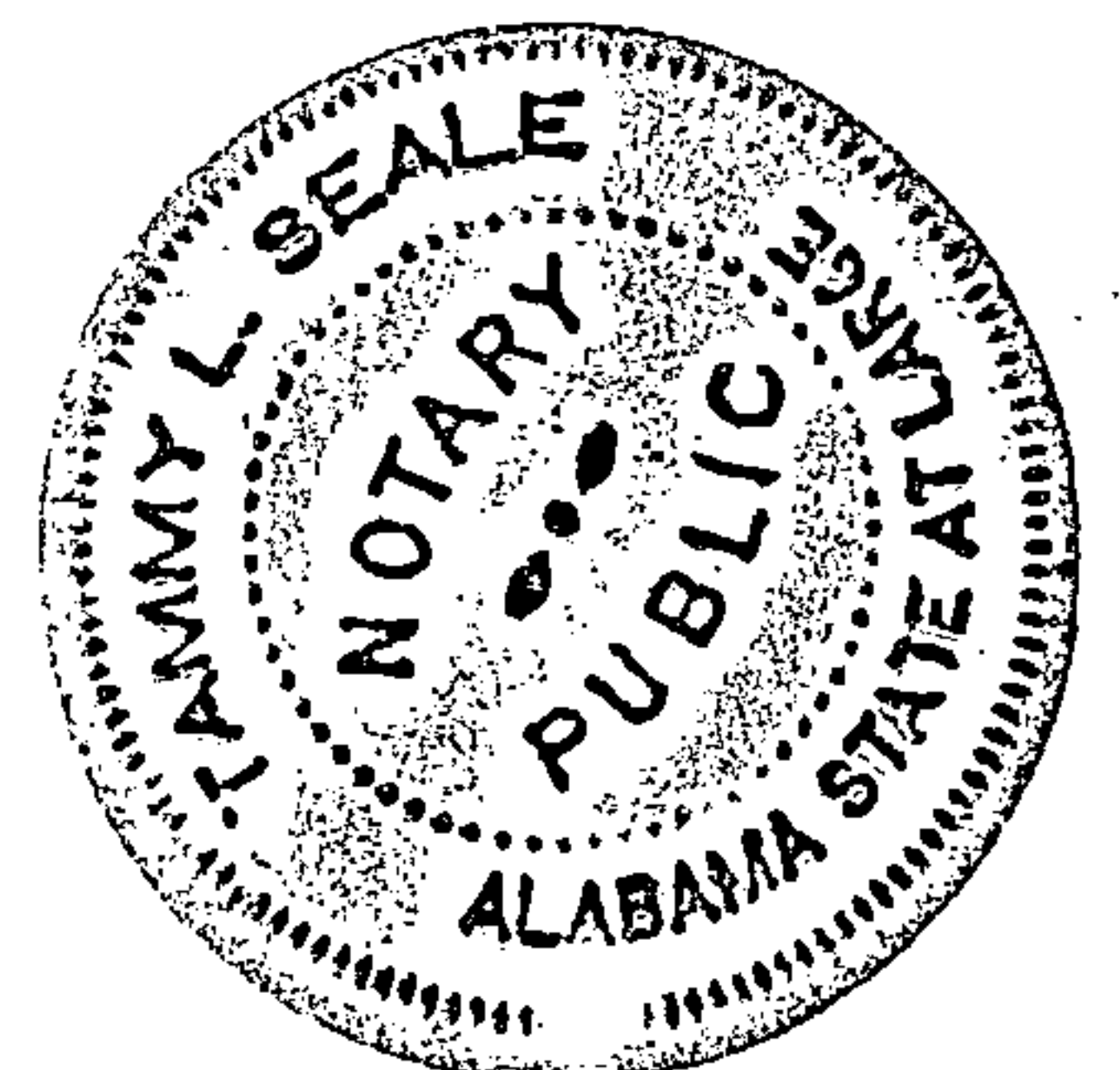
[NOTARY SEAL]


Notary Public

My Commission Expires: 09-09-2023



20200909000401360 2/6 \$39.00
Shelby Cnty Judge of Probate, AL
09/09/2020 11:57:05 AM FILED/CERT



Julia McCullers
Julia McCullers

STATE OF ALABAMA)
COUNTY OF SHELBY)

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Julia McCullers, 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 the 4th day of September, 2020.

[NOTARY SEAL]

Tammy L. Seale
Notary Public
My Commission Expires: 09-09-2023



20200909000401360 3/6 \$39.00
Shelby Cnty Judge of Probate, AL
09/09/2020 11:57:05 AM FILED/CERT

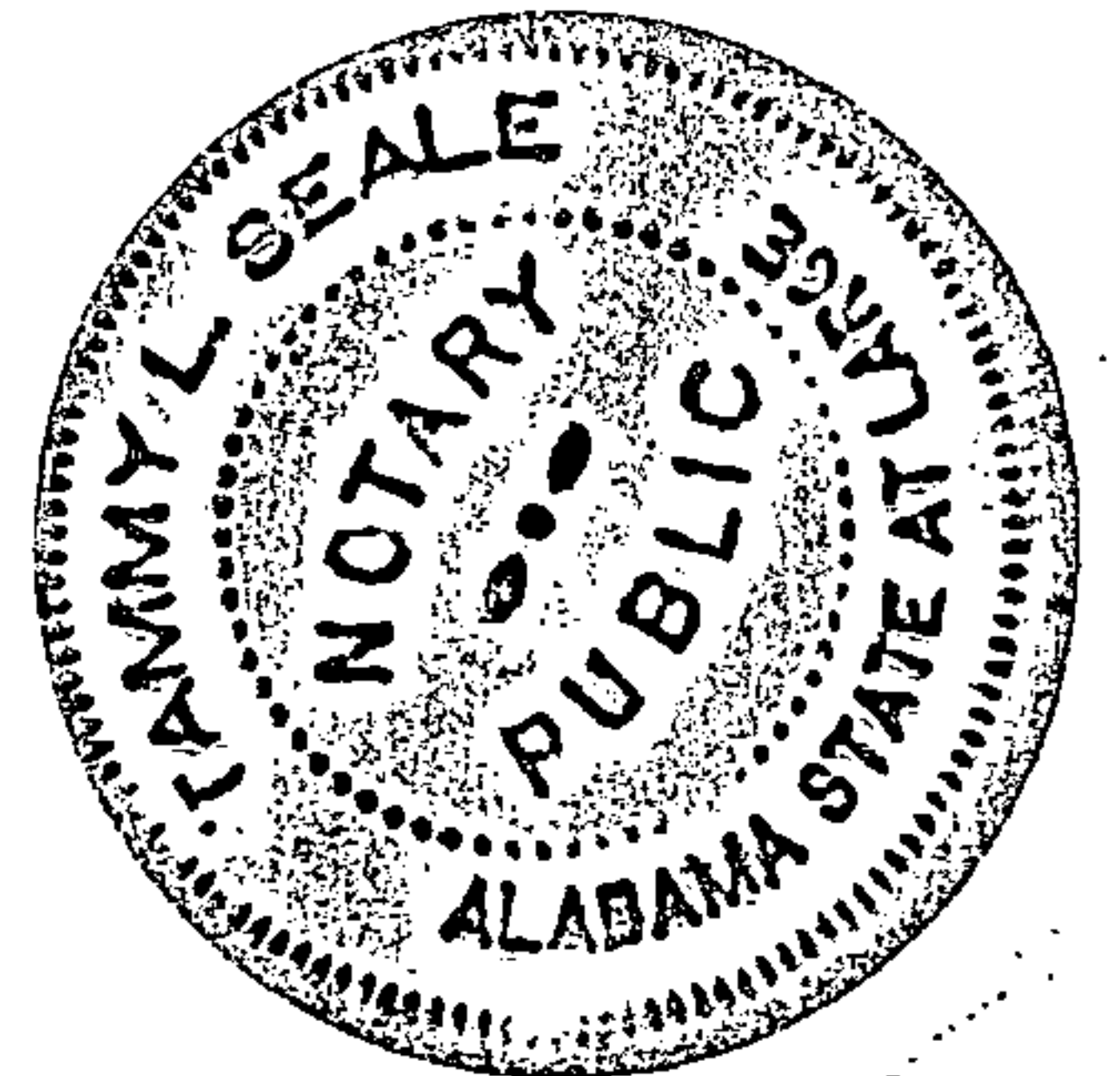


EXHIBIT A

Tract 2

Commence at the SW Corner of the NW 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 1 West, Shelby County, Alabama; thence N 00°17'31" W a distance of 265.32'; thence S 89°39'08" E a distance of 40.57' to the POINT OF BEGINNING; thence continue S 89°39'08" E a distance of 185.63' to the Southwesterly R.O.W. line of Salser Road and a curve to the right, having a radius of 774.66, and subtended by a chord bearing N 32°06'47" W, and a chord distance of 68.30'; thence along the arc of said curve and along said R.O.W. line for a distance of 68.32'; thence S 69°11'57" W and leaving said R.O.W. line a distance of 159.73' to the POINT OF BEGINNING.

Said Parcel containing 0.12 Acres, more or less.



20200909000401360 4/6 \$39.00
Shelby Cnty Judge of Probate, AL
09/09/2020 11:57:05 AM FILED/CERT

SEAL

ALABAMA

PROFESSIONAL

LAND

NO. 21784

RODNEY SHIFFETT

Surveyor

LEGEND

1/2" REBAR SET

IRON PIN FOUND

RIGHT-OF-WAY

NOT TO SCALE

UTILITY POLE

OVERHEAD UTILITIES

FIELD MEASURED

PLAT / RECORDED MAP

COVERED DECK/PORCH

DECK/PORCH

TEL. 205-669-1205 FAX. 205-669-1298

P.O. BOX 204

COLUMBIA, ALABAMA 35051

RODNEY SHIFFETT SURVEYING

JOB NO. 20370

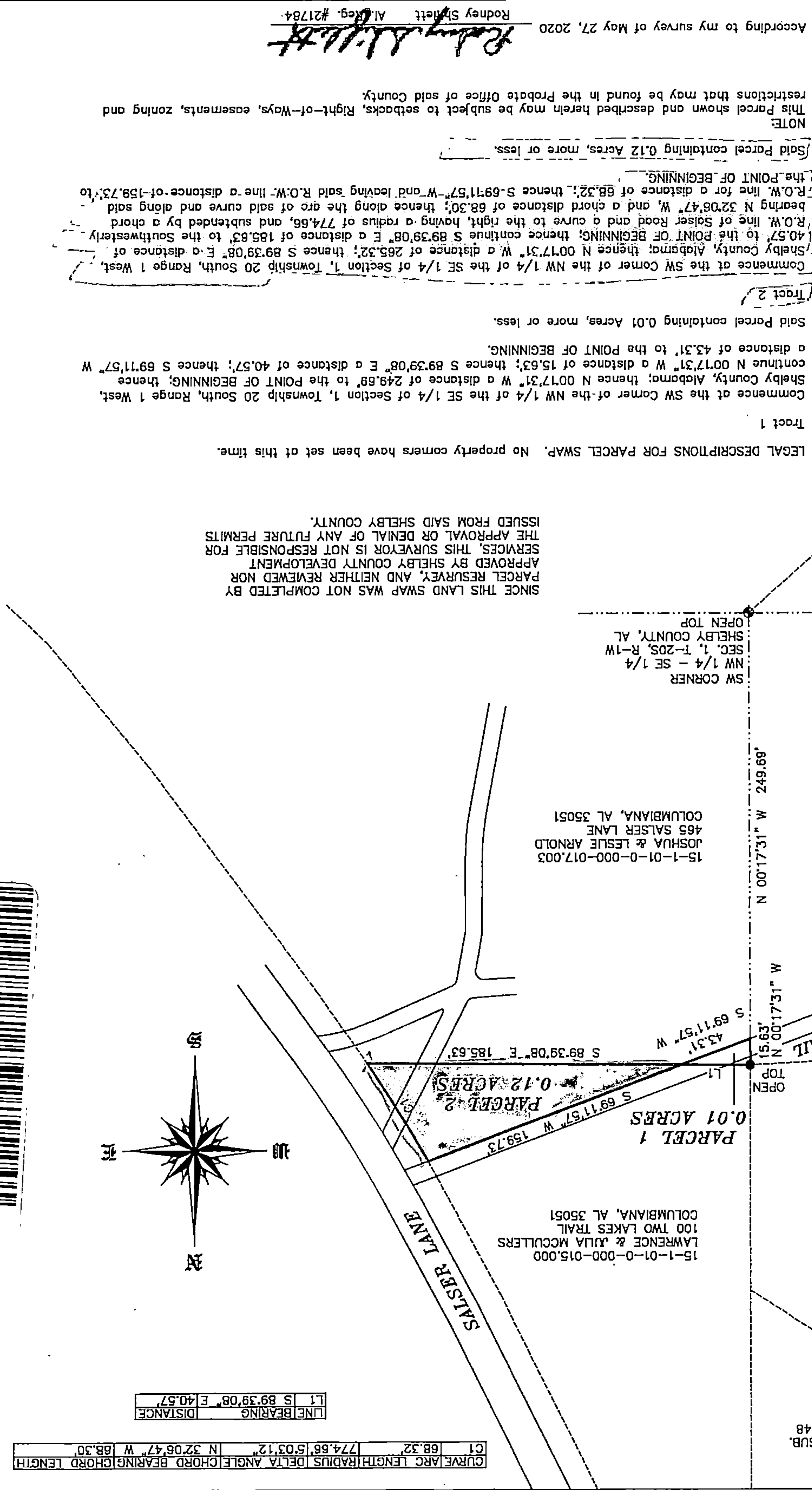
DATE 5/26/2020 DATE OF FIELD SURVEY 5/21/2020

ADDRESS Salsar Lane

SCALE 1" = 60' (11x17)

DRAWN BY H. LETTS

CHECK BY R.Y.S.



CURVE ARC LENGTH	774.66'	RADIUS	5'03.12"	CHORD BEARING	N 32°06'47" W	CHORD LENGTH	68.30'
LINE BEARING	S 89°39'08" E	40.57'	L1				

Real Estate Sales Validation Form

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

Grantor's Name Lawrence and Julia McCullers
Mailing Address 100 Two Lakes Trail
Columbiana, AL 35051

Grantee's Name Joshua D. and Leslie S. Arnold
Mailing Address 465 Salser Lane
Columbiana, AL 35051

Property Address At or near 515 Salser Lane
Columbiana, AL 35051

Date of Sale _____
Total Purchase Price \$ 2,000.00
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
☐ 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 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 08-08-2020

Print Joshua D. Arnold

☒ Unattested

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

eForms

20200909000401360 6/6 \$39.00
Shelby Cnty Judge of Probate, AL
09/09/2020 11:57:05 AM FILED/CERT

Form RT-1