

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 Louis Atkinson and Sherry M. Atkinson, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Susan Annette Horton, Dawn Cozina Ruth Carden, and Kenneth Brady Curtis equally as tenants in common (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama subject to the life estate reserved by GRANTOR:

Parcel 1

Lot 5 according to the map of Kingdom Mini Farms recorded in Map Book 40 page 137 in the Probate Office of Shelby County, Alabama.

Parcel 2

Beginning at the Southwest corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 8, Township 22 South, Range 1 East; thence run East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 138.8 feet, more or less, to the West right of way line of the Montgomery public road; thence turn left and run Northeasterly along said West right of way line a distance of 490 feet; thence turn left and run West parallel to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 557.8 feet, more or less, to the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence continue West and parallel to the South line of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7, Township 22 South, Range 1 East, a distance of 1110 feet, more or less, to the East line of a parcel of land conveyed to William T. Arnett by deed recorded in Deed Book 78 at Page 33 in the Probate Office of Shelby County, Alabama; thence turn left and run South along the East line of said parcel to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$

section; thence turn left and run East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 1110 feet, more or less, to the point of beginning. Said land located in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 8, Township 22 South, Range 1 East, and the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7, Township 22 South, Range 1 East, Shelby County, Alabama.

Parcel 3

All of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 6, Township 22 South, Range 1 East, except 8 acres in the NW corner conveyed to Sophia C. Arnett by deed recorded in Deed Book 78, Page 36, in the Probate Office of Shelby County, Alabama.

Parcel 4

All of the following described property lying north of Parcel 2 described above: the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7, Township 22 South, Range 1 East, except 3 acres in the SW corner thereof conveyed to William T. Arnett by deed recorded in Deed Book 78, Page 33, in the Probate Office of Shelby County, Alabama.

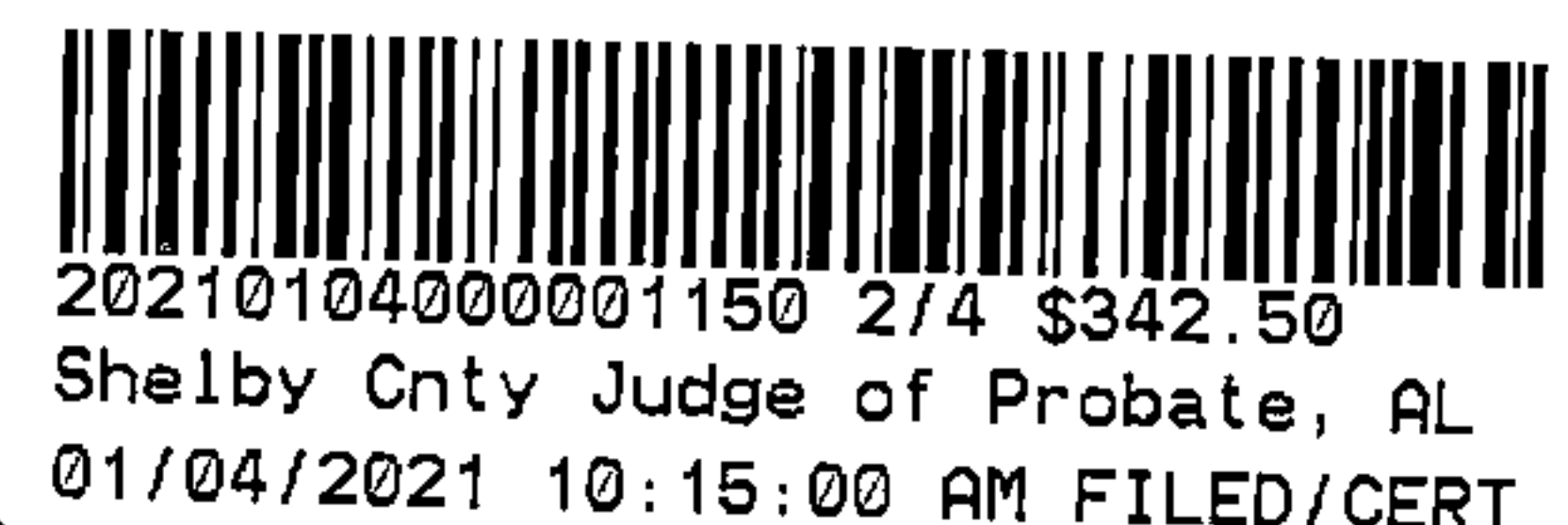
Parcel 5

A parcel of land conveyed to Arthur Atkinson by deed recorded in Deed Book 135, Page 430, in the Probate Office of Shelby County, Alabama, more particularly described as follows: Beginning at the Southwest corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 8, Township 22 South, Range 1 East, and run North 3 deg. 20 min. West a distance of 941.3 feet to an iron stob; run thence North 86 deg. 35 min. East a distance of 557.8 feet more or less to the right of way of the Montgomery public road; run thence South 33 deg. 30 min. West 81 feet; run thence South 20 deg. 21 min. West 444.4 feet; run thence South 17 deg. 50 min. West 503.2 feet to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; run thence South 86 deg. 35 min. West a distance of 138.8 feet to the point of beginning.

GRANTORS reserve to themselves a life estate in all of the above described property.

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

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE, her or their 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;



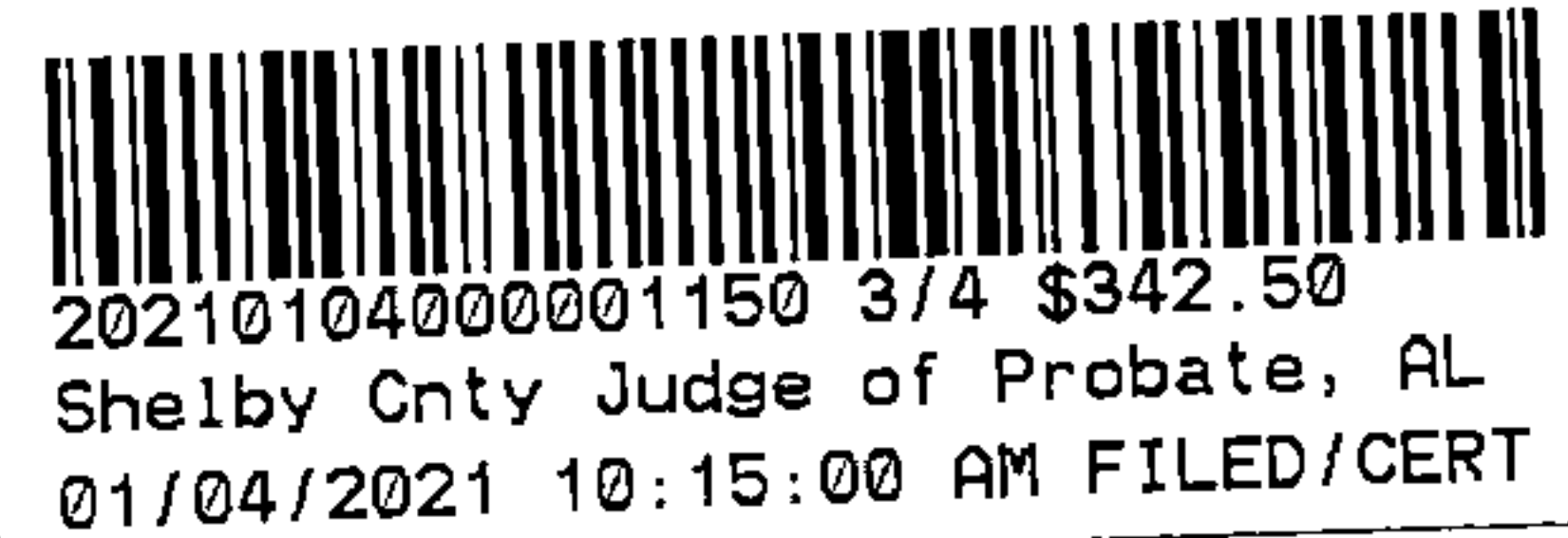
that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 30th day of December, 2020.

Louis Atkinson
Louis Atkinson

Sherry M. Atkinson
Sherry M. Atkinson

STATE OF ALABAMA
SHELBY COUNTY



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Louis Atkinson and Sherry M. Atkinson, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of December, 2020.



William R. Justice
Notary Public

My commission expires: 9/12/23

Real Estate Sales Validation Form

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

Grantor's Name See deed
Mailing Address 130 Sheffield Road
Columbiana, AL 35051

Grantee's Name See deed
Mailing Address 130 Sheffield Road
Columbiana, AL 35051

Property Address _____

Date of Sale 12/30/2020
Total Purchase Price \$ _____

Shelby County, AL 01/04/2021
State of Alabama
Deed Tax: \$310.50

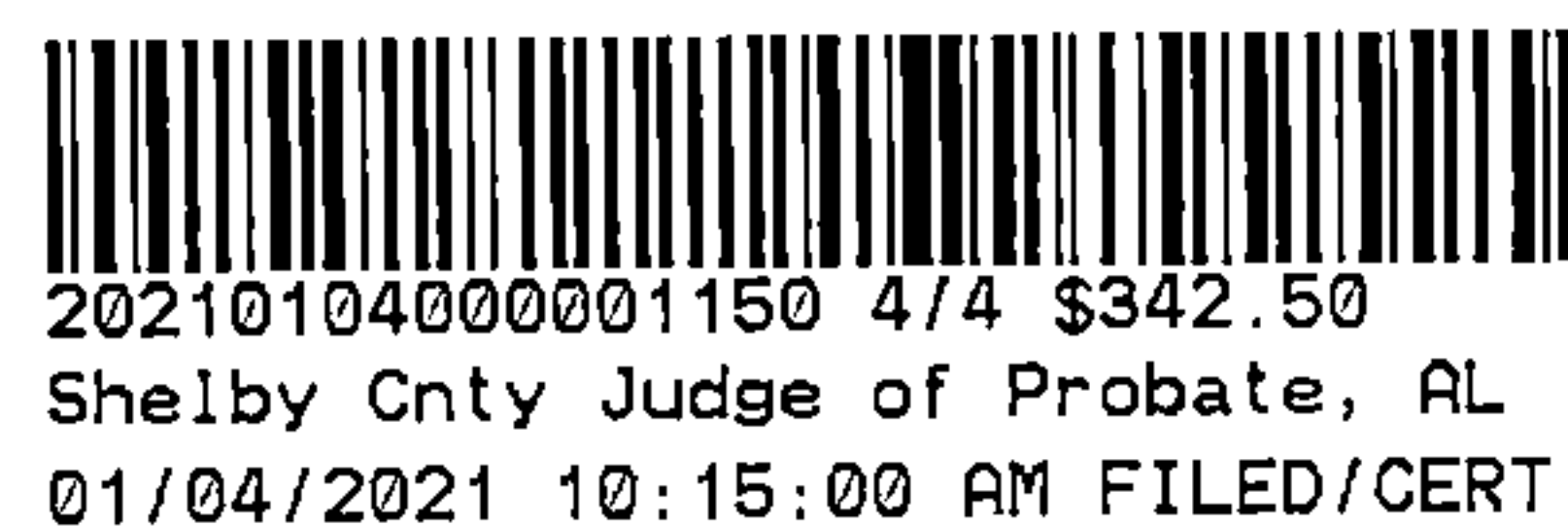
or
Actual Value \$ _____

or
Assessor's Market Value \$ 620,750

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 12/30/2020

XPrint Louis Atkinson

Unattested

XSign Louis Atkinson
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1