

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

*This instrument was prepared by:*  
**Mike T. Atchison**  
Attorney At Law, Inc.  
P O Box 822  
Columbiana, AL 35051

*Send Tax Notice to:*  
**John Richard Shelton**  
8895 CRIST  
Westover AL 35147

**WARRANTY DEED**

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

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED TWENTY FIVE THOUSAND DOLLARS AND ZERO CENTS (\$125,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **John E. Shelton and wife, Martha H. Shelton** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **John Richard Shelton** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

*See attached Exhibit "A" – Legal Description*

**SUBJECT TO:**

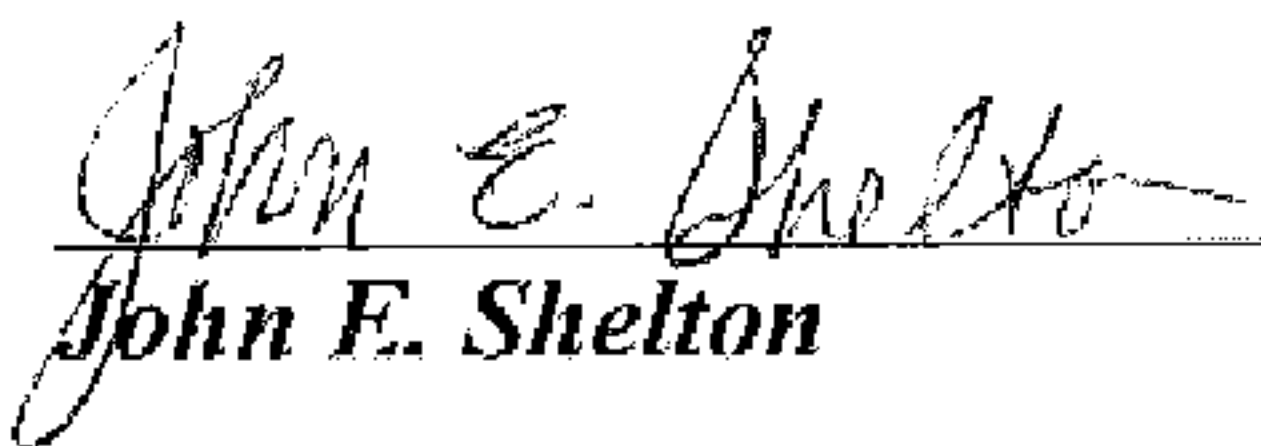
1. Ad valorem taxes due and payable October 1, 2022.
2. Easements, restrictions, rights of way, and permits of record.

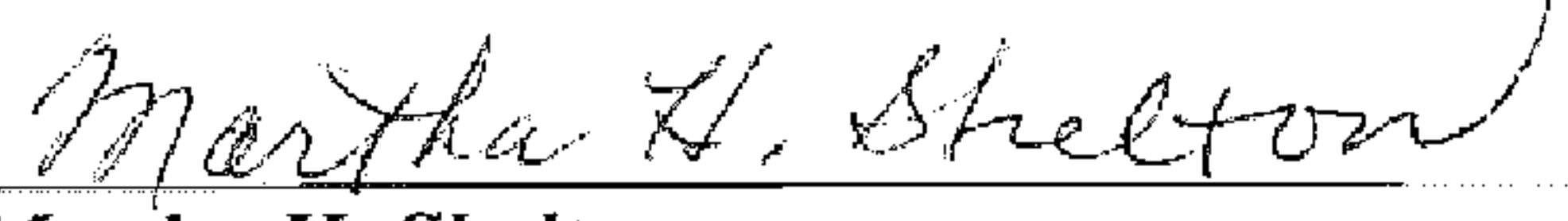
\$115,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

**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, 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 26<sup>th</sup> day of May 2022.

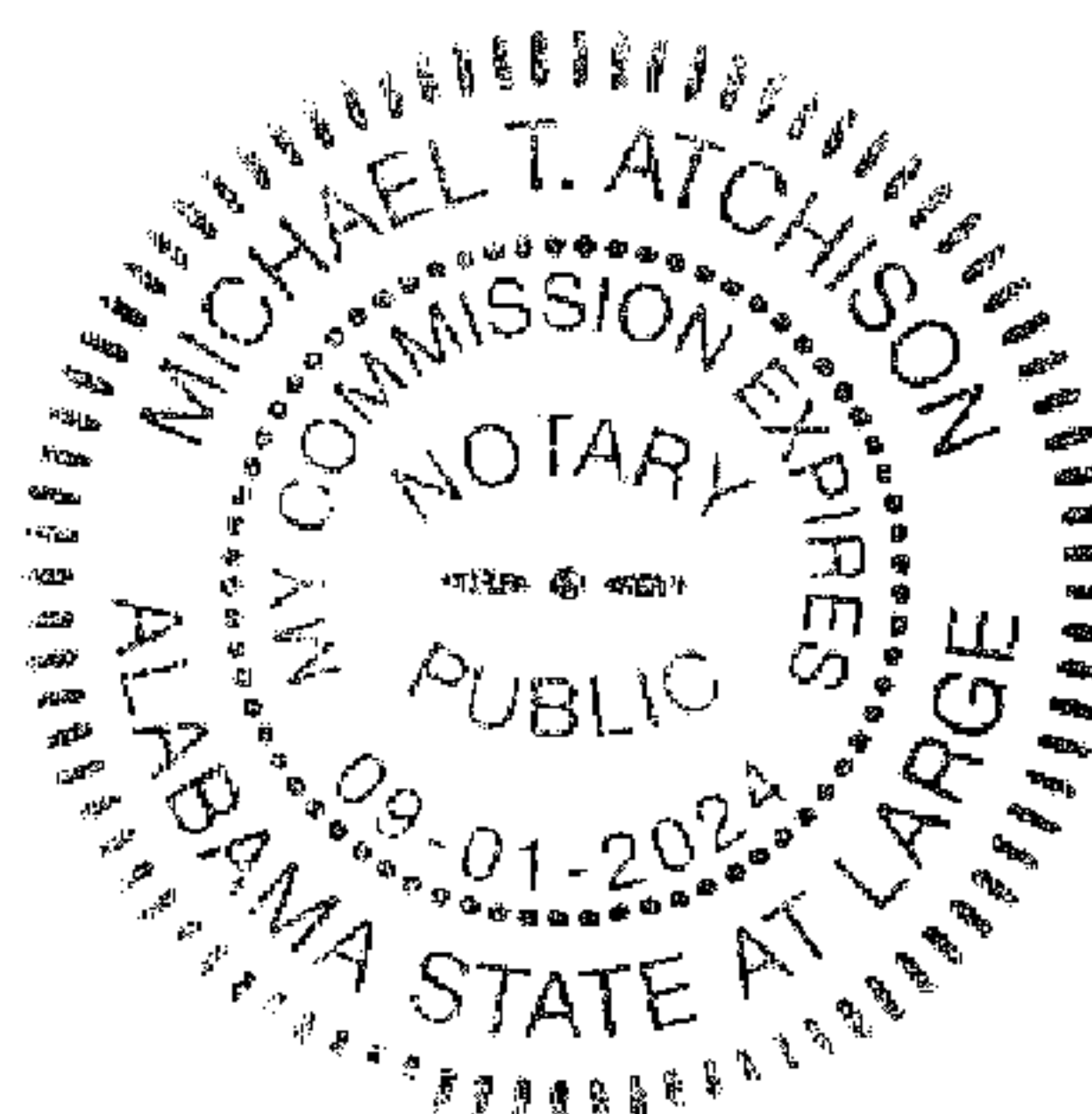
  
\_\_\_\_\_  
**John E. Shelton**


  
\_\_\_\_\_  
**Martha H. Shelton**

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

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **John E. Shelton and Martha H. Shelton**, 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 26<sup>th</sup> day of May 2022.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 9-1-24

**EXHIBIT "A" – LEGAL DESCRIPTION**

Commence at an iron pipe in place accepted as the Southwest corner of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed North  $02^{\circ}41'38''$  East along the West boundary of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section for a distance of 386.56 feet to a point on the Northerly right-of-way of Shelby County Road No. 51; thence proceed North  $52^{\circ}18'23''$  East along the Northerly right-of-way of said road for a distance of 107.73 feet to the point of beginning. From this beginning point continue North  $52^{\circ}18'23''$  East along the Northerly right-of-way of said road for a distance of 208.71 feet; thence proceed North  $37^{\circ}41'37''$  West for a distance of 208.71 feet; thence proceed South  $52^{\circ}18'23''$  West for a distance of 208.71 feet; thence proceed South  $37^{\circ}41'37''$  East for a distance of 208.71 feet to the point of beginning.

The above described land is located in the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/26/2022 02:23:39 PM  
\$38.00 JOANN  
20220526000214360

*Allen S. Boyd*

Real Estate Sales Validation Form

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

Grantor's Name John E. Shelton  
Mailing Address Kirkwood By The River  
3605 Rantliff Rd  
Prichard, AL 35210

Grantee's Name John Richard Shelton  
Mailing Address 8895 Co Rd 51  
Westover AL 35147

Property Address 8895 Co Rd 51  
Westover AL 35147

Date of Sale 5-26-22  
Total Purchase Price \$ 125000<sup>00</sup>  
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
- 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 5-26-22

Print Mike T. Atchison

Unattested \_\_\_\_\_  
(verified by)

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