

Send Recording To:
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This Document Prepared By:

Richard A. Nash
1445 Highway 49
Columbiana, Alabama 35051

After Recording Send Tax Notice To:

Richard and Barbara Nash
1445 Highway 49
Columbiana, Alabama 35051

2437130

Assessor's Parcel Number: 16-9-31-0-000-020.000

Fair Market Value: _____

WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY

THAT in consideration of ONE AND NO/100 DOLLARS (\$1.00), to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Barbara D. Nash, who acquired title incorrectly as Barbara A. Nash, and Richard A. Nash, also known as Richard Alan Nash, wife and husband, as joint tenants**, (herein referred to as grantor, whether one or more), whose mailing address is 1445 Highway 49, Columbiana, Alabama 35051, grant, bargain, sell and convey unto **Richard A. Nash and Barbara D. Nash, husband and wife**, (herein referred to as grantee, whether one or more), whose mailing address is 1445 Highway 49, Columbiana, Alabama 35051, the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

COMMONLY known as: 1445 Highway 49, Columbiana, Alabama 35051

Source of Title Ref.: Deed: Recorded December 1, 1978; BK 316, PG 577

TO have and to hold to the said grantee, his, her or their heirs and assigns forever.

The land described herein (You must make a selection):

☒ is homestead property of the said Grantor

☐ is **NOT** homestead property of the said Grantor

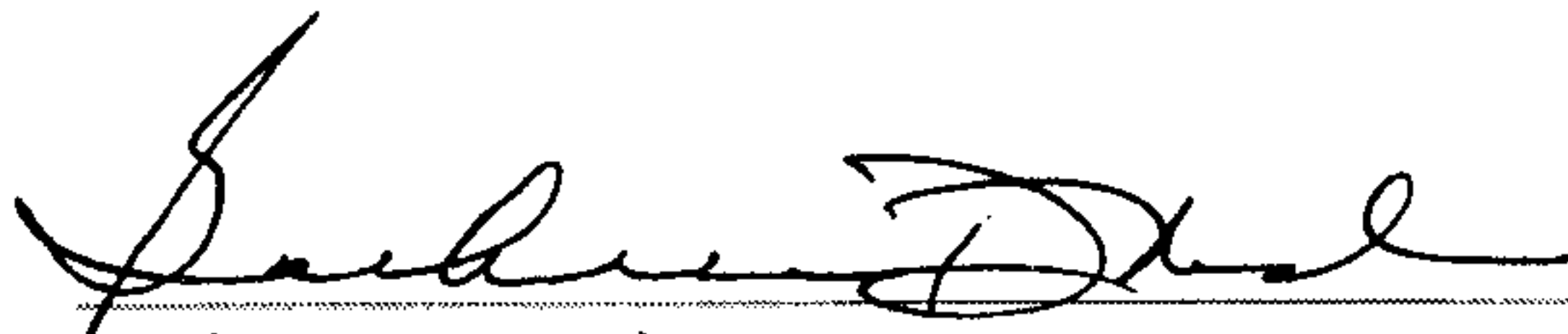
Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and easements now of record, if any.




20110107000008160 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
01/07/2011 01:03:40 PM FILED/CERT

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 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 persons.

IN WITNESS WHEREOF, **Barbara D. Nash** and **Richard A. Nash, a/k/a Richard Alan Nash** have hereunto set my (our) hand(s) and seal(s), this _____ day of _____, 20____.


Barbara D. Nash


Richard A. Nash, a/k/a
Richard Alan Nash

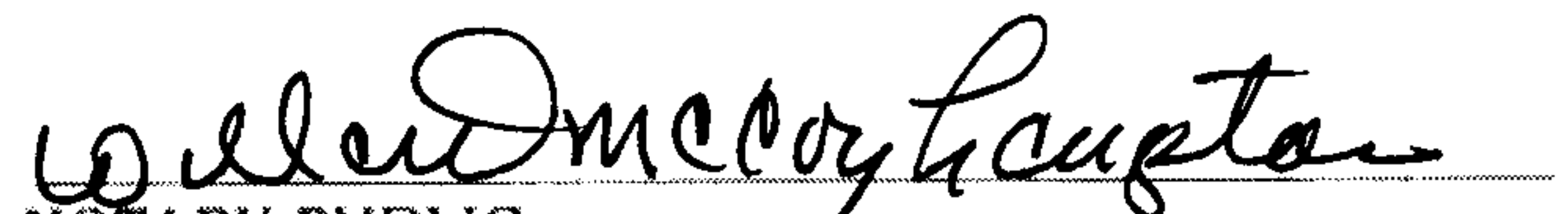
General Acknowledgement

STATE OF AL
Shelby COUNTY

I, Willard McCoy Langston a Notary Public in and for said County, in said State, hereby certify that **Barbara D. Nash and Richard A. Nash, a/k/a Richard Alan Nash**, 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 above and foregoing conveyance, he/she/they executed the same voluntarily on the day the same bears date.

NOTARY STAMP/SEAL

Given under my hand and official seal of office this
13 day of December, 2010.


NOTARY PUBLIC
My Commission Expires: April 10 2014



20110107000008160 2/3 \$20.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND IN CITY OF COLUMBIANA, SHELBY COUNTY, STATE OF ALABAMA, BEING KNOWN AND DESIGNATED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SE 1/4 OF SW 1/4 SECTION 31 TOWNSHIP 20 SOUTH RANGE 1 EAST AND RUN IN AN EASTERLY DIRECTION ALONG THE SOUTH BOUNDARY LINE OF SAID QUARTER QUARTER SECTION A DISTANCE OF 1278.9 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY # 49 THENCE TURN AN ANGLE OF 90 DEG 28 TO THE LEFT AND RUN NORTHERLY ALONG SAID RIGHT OF WAY A DISTANCE OF 20.0 FEET TO THE POINT OF BEGINNING OF TRACT OF LAND HEREIN DESCRIBED THENCE TURN AN ANGLE OF 89 DEG 32 TO THE LEFT AND RUN A DISTANCE OF 642.5 FEET TO A POINT THENCE TURN AN ANGLE OF 90 DEG 47 TO THE RIGHT AND RUN NORTHERLY A DISTANCE OF 596.8 FEET TO A POINT ON THE NORTH PROPERTY LINE THENCE TURN AN ANGLE OF 89 DEG 13 TO THE RIGHT AND RUN EASTERLY ALONG SAID LINE A DISTANCE OF 629.6 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID SHELBY COUNTY HIGHWAY # 49 THENCE TURN AN ANGLE OF 89 DEG 32 TO THE RIGHT AND RUN SOUTHERLY ALONG SAID RIGHT OF WAY A DISTANCE OF 596.2 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND IS LYING IN THE SE 1/4 OF SW 1/4 SECTION 31 TOWNSHIP 20 SOUTH RANGE 1 EAST AND CONTAINS 8.7 ACRES. SUBJECT TO RIGHTS OF WAY AND TRANSMISSION LINE PERMITS OF RECORD.



20110107000008160 3/3 \$20.00
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