

This Instrument Prepared By:
Jackson & Williams
416 1st Avenue, SE
Cullman, AL 35055
(256) 739-5400

Send Tax Notice To:
Wayne S. Fant

3205 HWY 69

Chelsea AL 35043

Shelby County, AL 01/21/2014
State of Alabama
Deed Tax: \$88.50



20140121000020340 1/4 \$111.50
Shelby Cnty Judge of Probate, AL
01/21/2014 03:59:14 PM FILED/CERT

STATE OF ALABAMA

*

COUNTY OF SHELBY

*

WARRANTY DEED

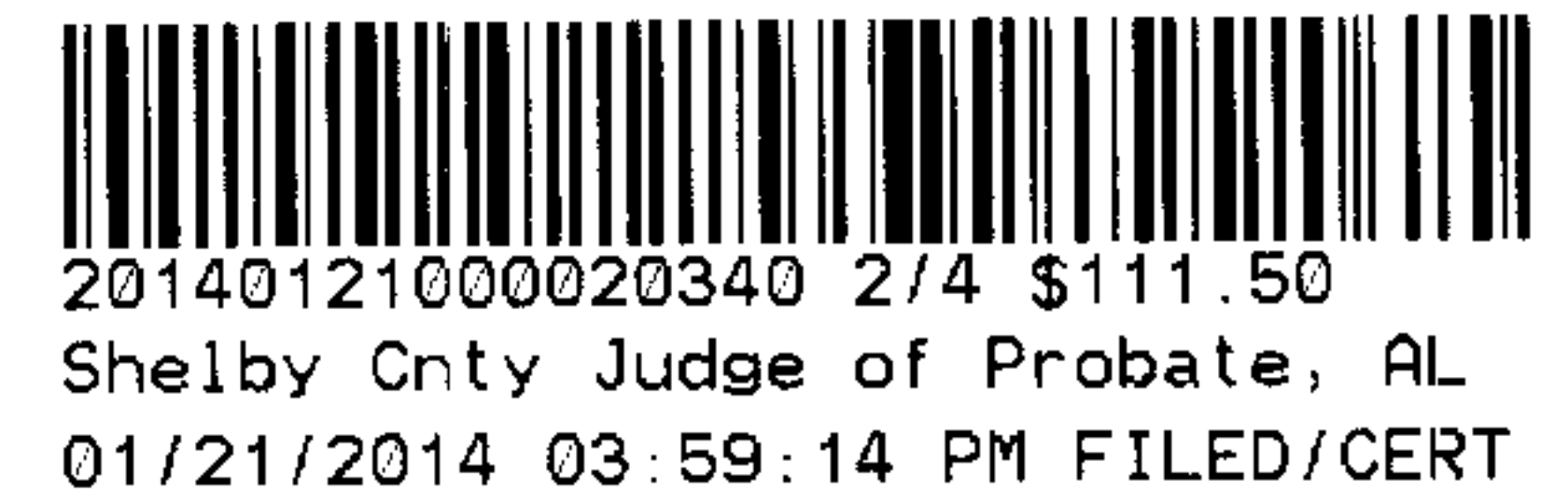
That in consideration of Ten Dollars and other valuable considerations to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is I/We, **C. S. FANT, A MARRIED MAN** (herein referred to as Grantor, whether one or more) grant, bargain, sell and convey unto **WAYNE S. FANT, A MARRIED MAN** (herein referred to as Grantee, whether one or more), the following real estate, situated in SHELBY County, Alabama, to wit:

A parcel of land to be known as Lot 1 of Fant Farm Subdivision located in Shelby County, Alabama and more particularly described as follows:

Commence at the Northwest corner of the Northwest Quarter of the Northeast Quarter of Section 21, Township 20 South, Range 1 West, Shelby County, Alabama; thence South 00°59'59" West, a distance of 647.64 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 550.79 feet; thence South 10°01'45" East a distance of 307.03 feet to a point on the Northerly R.O.W. line of Shelby County Highway 69, 80' R.O.W.; thence South 62°11'01" East and along said R.O.W. line, a distance of 666.32 feet to the approximate center of Yellow Leaf Creek, (all further calls will be along centerline of creek until otherwise noted); thence North 08°38'59" East and leaving said R.O.W. line, a distance of 71.68 feet; thence North 33°10'23" West, a distance of 56.70 feet; thence North 64°12'57" West, a distance of 96.84 feet; thence North 12°27'29" West, a distance of 46.27 feet; thence North 34°45'56" West, a distance of 37.49 feet; thence North 48°34'57" West, a distance of 46.07 feet; thence North 13°39'40" West, a distance of 31.70 feet; thence North 01°37'16" East, a distance of 36.02 feet; thence North 12°45'56" East, a distance of 65.33 feet; thence North 04°49'52" East, a distance of 45.77 feet; thence North

14°19'24" East a distance of 84.74 feet; thence North 29°00'25" East a distance of 88.65 feet; thence North 49°39'31" East a distance of 34.11 feet; thence North 17°29'40" East a distance of 66.95 feet; thence North 18°46'16" West a distance of 20.74 feet; thence North 20°00'19" East, a distance of 138.69 feet; thence North 40°14'58" East a distance of 56.18 feet; thence South 68°25'36" East a distance of 36.16 feet; thence South 24°35'31" East a distance of 90.08 feet; thence South 81°34'49" East a distance of 32.36 feet; thence North 60°36'48" East a distance of 41.04 feet; thence North 04°35'09" West a distance of 69.23 feet; thence North 26°33'14" East a distance of 58.66 feet; thence North 73°59'45" East a distance of 14.48 feet; thence North 27°03'02" East a distance of 77.83 feet; thence North 03°25'22" West a distance of 49.97 feet; thence North 73°21'56" West a distance of 71.28 feet; thence North 81°04'47" West a distance of 67.45 feet; thence North 56°46'59" West a distance of 56.69 feet; thence North 28°35'10" West a distance of 29.47 feet; thence North 87°26'24" West and leaving said center of Yellow Leaf Creek, a distance of 668.92 feet to the Point of Beginning. Said parcel containing 13.61 acres, more or less.

Source of Title: Instrument # 20040706000370270



This conveyance is made subject to the following exceptions:

1. Ad valorem taxes the current year which become due and payable on October 1st and delinquent on January 1st.
2. All minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto as recorded in Deed Book 86, Page 297 and Deed Book 154, Page 455.
3. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 166, Page 157.
4. Right of way for Shelby County as recorded in Deed Book 256, Page 879 and Deed Book 229, Page 737.
5. All rights of ways for public roads.
6. Riparian and other rights created by the fact that subject property fronts on Little Yellow Creek.

The above described property is not the homestead of Grantor nor that of Grantor's spouse, if any.

NO TITLE SEARCH, TITLE INSURANCE OR TITLE OPINION REQUESTED NOR RENDERED BY THE PREPARER OF THIS DEED.

This description provided to Jackson & Williams by Grantor. The draftsman makes no warranty that the description referenced in this document is correct, or that the Grantors are the owners of the premises. Unless separately contracted for, no title examination has been performed, and there are no representations made that any subdivision restrictions, state, county or city regulations have been complied with. Further, there are no warranties concerning prescription or adverse possession by surrounding land owners or existing easements that may exist on the property but are not referenced in this document.

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 said Grantee, his, her or 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 stated 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 Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 19th day of January, 2014.



C. S. FANT

STATE OF ALABAMA *

COUNTY OF Shelby *

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **C. S. FANT** 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.

DONE this the 19th day of January, 2014.



NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-25-2017

PAMELA S. FANT
Notary Public, **Shelby County, AL**
My Commission Expires **Jan. 25, 2017**


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Real Estate Sales Validation Form

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

Grantor's Name C.S. Fant
Mailing Address 3216 HWY 69
CHELSEA AL 35043

Grantee's Name Wayne S. Fant
Mailing Address 3205 HWY 69
CHELSEA AL 35043

Property Address VACANT LAND
HWY 69, CHELSEA AL

Date of Sale 1-19-14

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 88,465



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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 TAX Assessor's Valuation

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 1/21/14

Print WAYNE S. FANT

Unattested

Sign Wayne S. Fant

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Form RT-1