


**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:*  
**Joseph Braxton Tidmore**  
**P. O. Box 108**  
**Columbiana, AL 35051**

**WARRANTY DEED**

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

  
20150819000288070 1/2 \$89.00  
Shelby Cnty Judge of Probate, AL  
08/19/2015 09:05:46 AM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **SEVENTY TWO THOUSAND DOLLARS and 00/100 (\$72,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Joe L. Tidmore and Brenda B. Tidmore, husband and wife, herein referred to as Grantors***, grant, bargain, sell and convey unto, ***Joseph Braxton Tidmore (herein referred to as Grantee)***, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Commence at the SE Corner of the SE 1/4 of the SW 1/4 of Section 7, Township 22 South, Range 1 East, Shelby County, Alabama; thence N88°27'23"W, a distance of 603.46' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 732.00'; thence N89°27'25"W, a distance of 161.63' to the Easterly R.O.W. line of Shelby County Highway 47'; thence N02°59'32"W and along said R.O.W. line, a distance of 980.00'; thence S88°38'15"E and leaving said R.O.W. line, a distance of 893.61'; thence S02°59'32"E, a distance of 980.00' to the POINT OF BEGINNING.

**SUBJECT TO:**

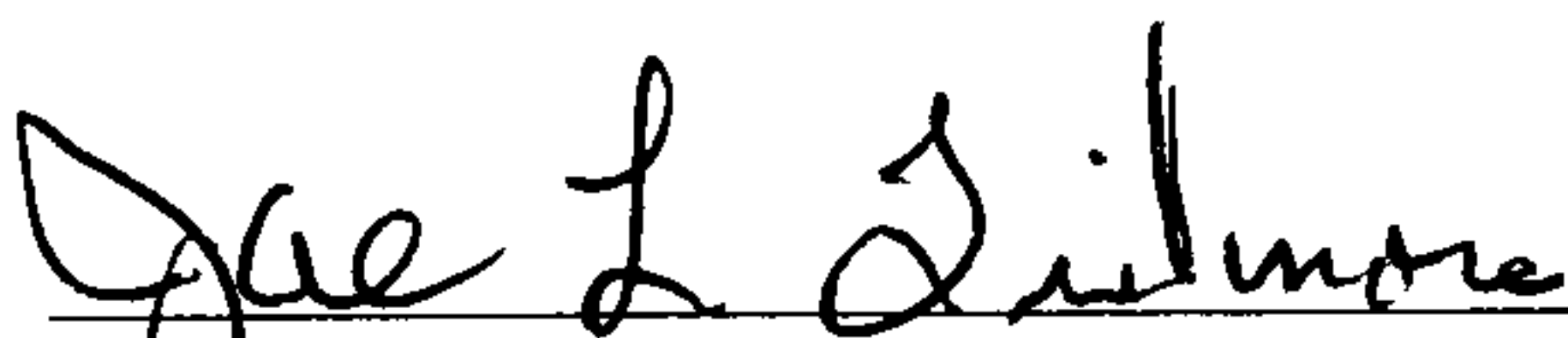
- 1. Ad valorem taxes due and payable October 1, 2015.
- 2. Easements, restrictions, rights of way, and permits of record.

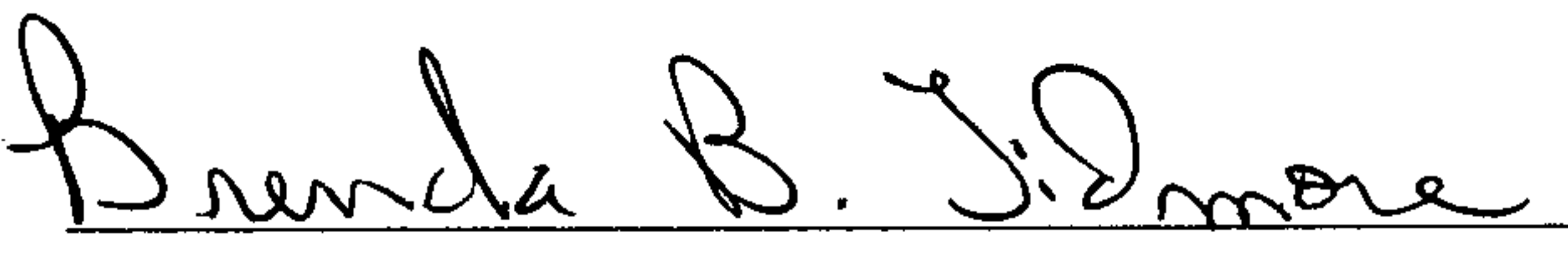
This property constitutes no part of the homestead of the Grantors.

**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 19<sup>th</sup> day of August, 2015

  
**Joe L. Tidmore**

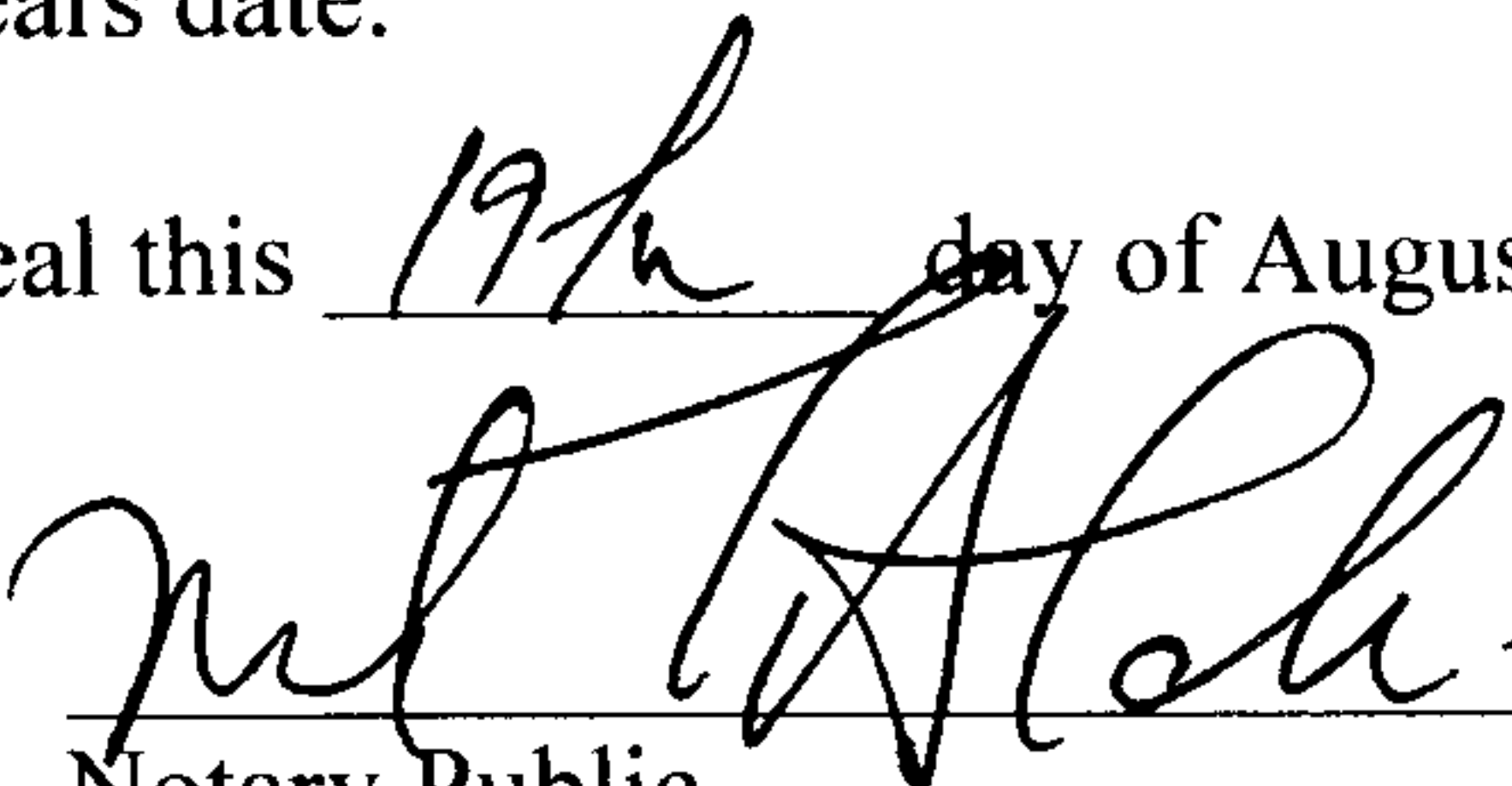
  
**Brenda B. Tidmore**

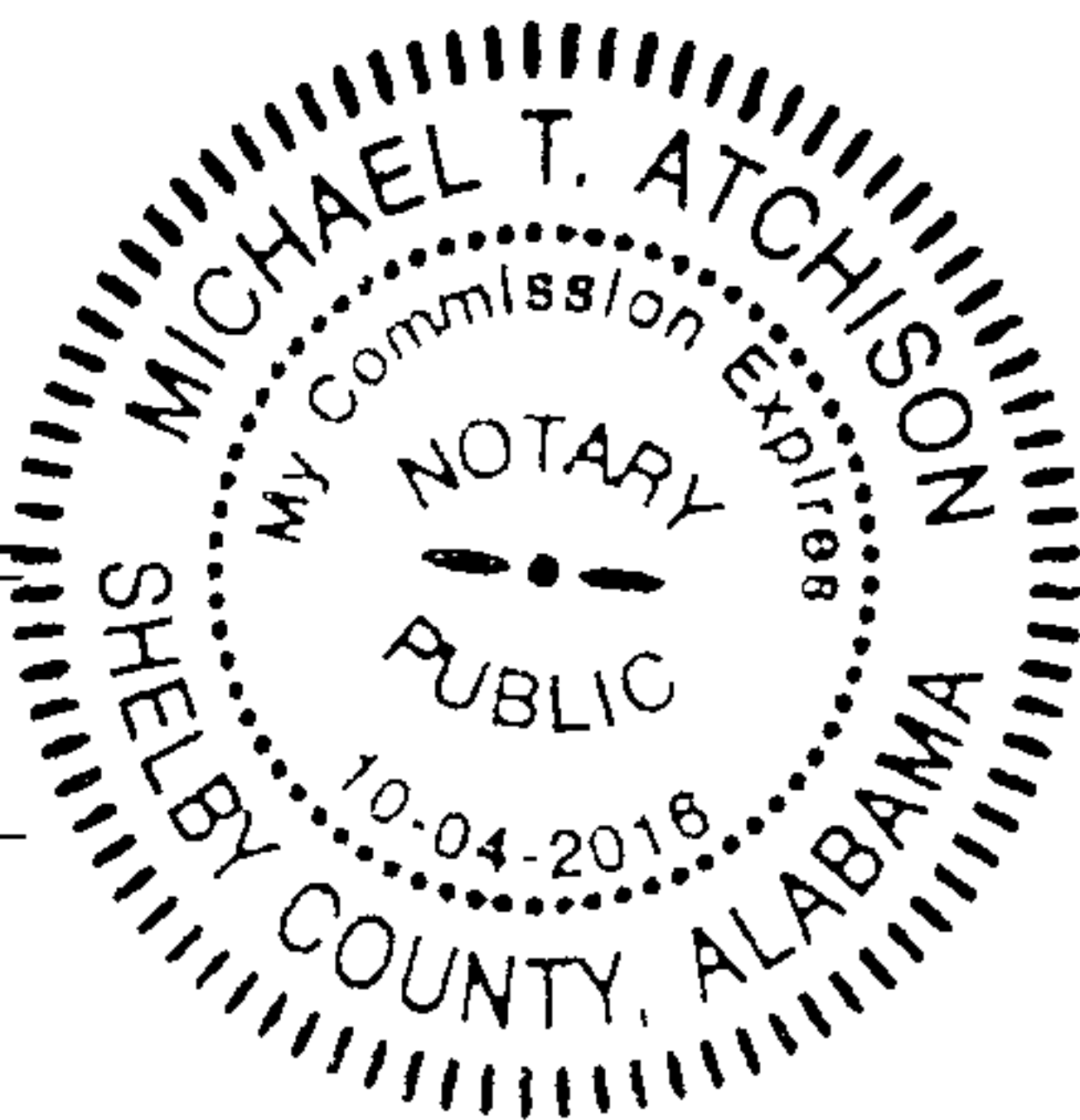
Shelby County, AL 08/19/2015  
State of Alabama  
Deed Tax: \$72.00

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

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Joe L. Tidmore and Brenda B. Tidmore***, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19<sup>th</sup> day of August, 2015.

  
Notary Public  
My Commission Expires: 10-4-16





# Real Estate Sales Validation Form

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

Grantor's Name

Joe and Brenda Tidmore

Mailing Address

P.O. Box 227  
Columbiana, AL 35051

Property Address

vacant land

Grantee's Name

Joseph Braxton Tidmore

Mailing Address

P.O. Box 108  
Columbiana, AL 35051

Date of Sale

8-19-15

Total Purchase Price

or

Actual Value

or

Assessor's Market Value

\$ 72,000.00

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 value

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.



20150819000288070 2/2 \$89.00  
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## 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 of 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 8-19-15

Unattested

AC  
(verified by)

Print

M. L. Tidmore

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one