

**Prepared Without Title Search or Survey Conducted**

**This instrument prepared by:**

William T. Harrison, Sr.  
Attorney at Law  
106 S. Main Street  
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Columbiana, Alabama 35051  
( [williamtharrison@bellsouth.net](mailto:williamtharrison@bellsouth.net) )

**SEND TAX NOTICE TO:**

Stephen Randall Hill  
4351 Highway 36  
Chelsea, Alabama 35043

**WARRANTY DEED**

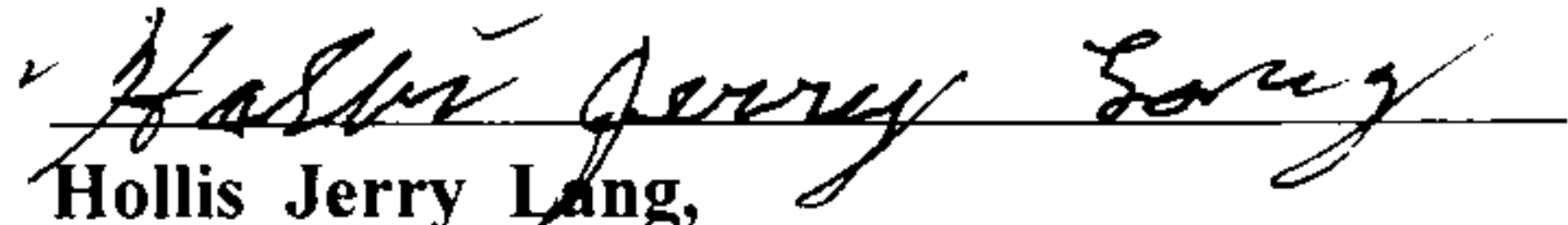
**STATE OF ALABAMA     )**  
**SHELBY COUNTY        )**


**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of **ONE and 00/100 DOLLARS (\$1.00)** and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Hollis Jerry Lang**, a divorced man, does hereby grant, bargain, sell and convey unto, **Stephen Randall Hill**, the following described real estate situated in Shelby County, Alabama, to wit:

*Commence at the SW corner of the NW 1/4 of the SW 1/4 of Section 1, TWP 20 South, Range 2 West; Thence from the South line of the NE 1/4 of the SE 1/4 of said Section 1 having a bearing of N 90-00' 00" W turn an interior angle to the right of 81-28' 45" and run N 8-31' 15" W for 440.03; Thence run N 66-11' 36" E for 292.64'; Thence run N 2-39' 00" W for 33.45' to the Point of Beginning; Thence run N 2-30' 02" W for 179.56'; Thence run N 66-08' 20" E for 514.41' to a point on the Southwest right of way line of the Simsville-Columbiana Road; Thence run S 23-57' 26" E, along said line for 161.41'; Thence run S 65-33' 51" W for 580.11' to the Point of Beginning. Containing 2.06 acres.*

**TO HAVE AND TO HOLD** to the said Grantee, his heirs and assigns forever. And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I shall and my heirs, executors and administrators shall warrant and defend the same to the said Grantee against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunder set my hand and seal, this the 30<sup>TH</sup> day of December, 2016.

  
Hollis Jerry Lang,  
Grantor

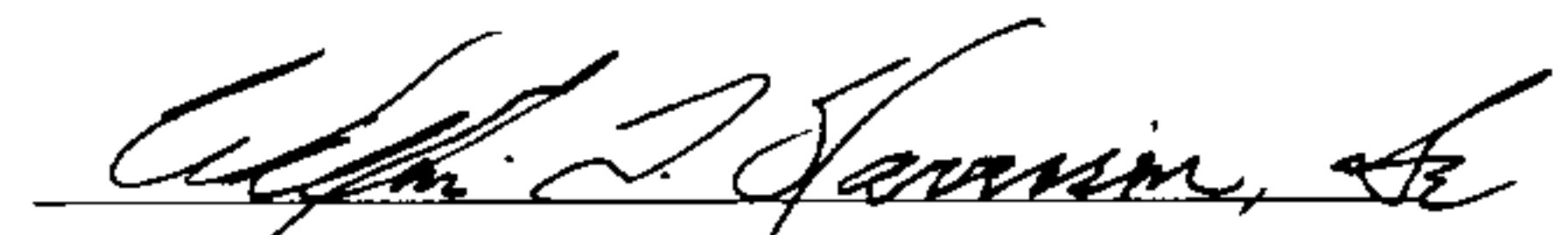
  
20170103000001690 2/3 \$71.50  
Shelby Cnty Judge of Probate, AL  
01/03/2017 02:30:54 PM FILED/CERT

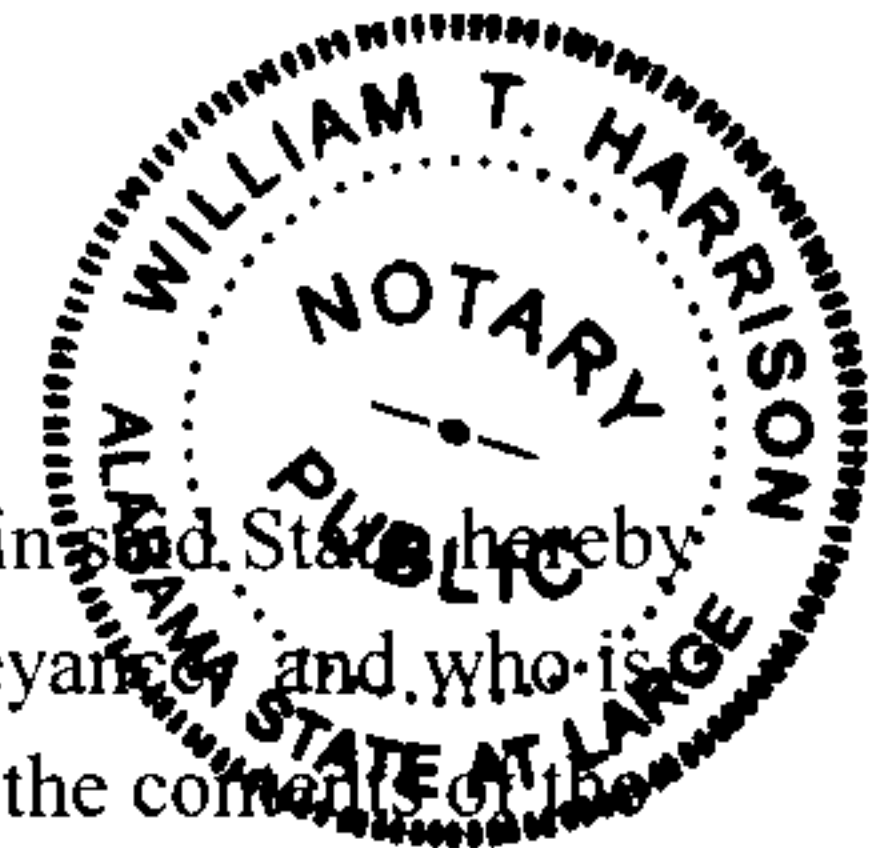
STATE OF ALABAMA  
SHELBY COUNTY

ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Hollis Jerry Lang**, 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, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30<sup>TH</sup> day of December, 2016.

  
Notary Public  
My Commission Expires: 11-20-19



## Real Estate Sales Validation Form

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

Grantor's Name Hollis JERRY Lang  
Mailing Address 4335 Hwy 36  
Chelsea, Ala.  
35043

Grantee's Name STEPHEN Randall Hill  
Mailing Address 4351 Highway 36  
Chelsea, Alabama  
35043

Property Address 4351 Hwy 36  
Chelsea, Ala.  
35043

Date of Sale Dec. 30, 2016  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 57,367.65

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



20170103000001690 3/3 \$71.50  
Shelby Cnty Judge of Probate, AL  
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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 12-30-16

Print STEPHEN Randall Hill

Sign Stephen Randall Hill

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1