

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Stancil Handley
PO BOX 828
Columbiana AL
35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration ONE HUNDRED SEVENTY EIGHT THOUSAND SIX HUNDRED AND 10/100 DOLLARS (\$178,630.45), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Kenneth E. Skelton, a married man** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Stancil Handley and Somsup Ann Handley** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

See Attached Exhibit A for Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2017.
2. Easements, restrictions, rights of way, and permits of record.

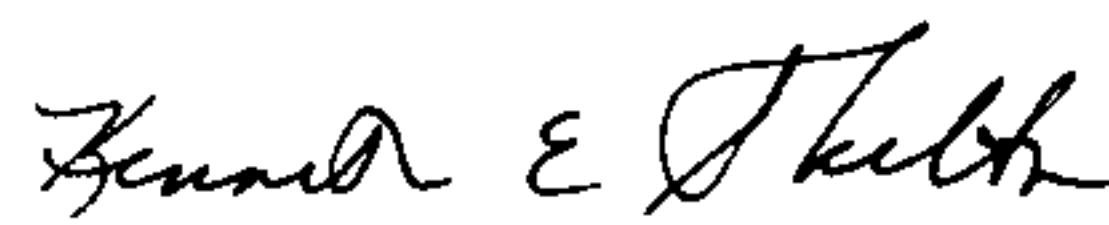

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No part of the homestead of the Grantor herein or his spouse.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 11th day of April, 2017.



Kenneth E. Skelton

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Kenneth E. Skelton**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of April, 2017.



Notary Public
My Commission Expires: 12-14-2020

Shelby County, AL 04/13/2017
State of Alabama
Deed Tax: \$179.00

EXHIBIT "A"

PARCEL A:

A parcel of land in the West Half of Section 26, Township 21 South, Range 1 West, being a part of the same land described in a deed to Mary Nell Milstead Skelton, recorded in Instrument #2003-189, of the real property records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commencing at a grader blade, found, at the Southwest corner of said Section 26; thence North 00 degrees 11 minutes 07 seconds East, along the West line of said Section, a distance of 1225.99 feet to a 1/2-inch rebar found, with a cap stamped "S. Wheeler CA 0502", on the Northwest right of way of State Highway No. 25, at the point of beginning; thence North 00 degrees 11 minutes 07 seconds East, along the West line of said Section 26, a distance of 1457.25 feet to a 3-inch concrete monument found at the Northwest corner of the Northwest Quarter of the Southwest Quarter of said Section 26; thence North 89 degrees 01 minutes 43 seconds East, along the North line of said Northwest Quarter of the Southwest Quarter of said Section 26, a distance of 1321.61 feet to a 1/2-inch rebar set, with a cap stamped "S. Wheeler PLS 16165"; thence North 00 degrees 05 minutes 41 seconds East along the West line of the Southeast Quarter of the Northwest Quarter of said Section 26, a distance of 735.48 feet to the center of Town Creek; thence along the center of Town Creek; North 79 degrees 35 minutes 47 seconds East, a distance of 76.04 feet; North 86 degrees 51 minutes 46 seconds East, a distance of 94.36 feet; North 83 degrees 08 minutes 32 seconds East, a distance of 283.18 feet; North 87 degrees 41 minutes 26 seconds East, a distance of 80.24 feet; North 88 degrees 52 minutes 28 seconds East, a distance of 118.32 feet to the West right of way of State Highway No. 25; thence along a curve, to the right, in said right of way, having a radius of 3648.66 feet and a chord bearing of South 37 degrees 53 minutes 04 seconds West, an arc length of 1524.37 feet; thence South 49 degrees 51 minutes 11 seconds West, a distance of 1158.02 feet to the point of beginning.

PARCEL B:

A parcel of land in Section 26, Township 21 South, Range 1 West, being a part of the same land described in a deed to Mary Nell Milstead Skelton, recorded in Instrument #2003-189, of the real property records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Beginning at a grader blade, found at the Southwest corner of said Section 26; thence North 00 degrees 11 minutes 07 seconds East, along the West line of said Section, a distance of 1068.57 feet to a 1/2-inch rebar set, with a cap stamped "S. Wheeler PLS 16165", on the Southeast right of way of State Highway 25; thence North 49 degrees 31 minutes 11 seconds East, along said right of way, a distance of 1259.90 feet to a point; thence along a curve, to the left, in said right of way, having a radius of 3768.66 feet and a chord bearing of North 37 degrees 53 minutes 04 seconds East, an arc length of 1574.51 feet to a point; thence an arc length of 1574.51 feet to a point; thence North 25 degrees 54 minutes 56 seconds East, along said right of way, a distance of 432.19 feet to the center of Town Creek; thence along the center of Town Creek: North 59 degrees 30 minutes 33 seconds East, a distance of 74.34 feet; North 39 degrees 33 minutes 04 seconds East, a distance of 69.41 feet; North 74 degrees 26 minutes 16 seconds East, a distance of 191.17 feet; North 73 degrees 31 minutes 16 seconds East, a distance of 102.00 feet; North 74 degrees 02 minutes 43 seconds East, a distance of 122.83 feet, to the Southwest edge of a 20-foot sewer easement; thence along said sewer easement: South 65 degrees 20 minutes 12 seconds East, a distance of 125.28 feet; South 63 degrees 55 minutes 59 seconds East, a distance of 401.47 feet; South 66 degrees 36 minutes 58 seconds East, a distance of 400.91 feet; South 65 degrees 20 minutes 02 seconds East, a distance of 337.04 feet; South 50 degrees 41 minutes 35 seconds East, a distance of 490.09 feet; South 27 degrees 04 minutes 05 seconds East, a distance of 421.99 feet to a 1/2-inch rebar set, with a cap stamped "S. Wheeler PLS 16165", on the Northwest right of way of County Highway No. 25; thence along a curve, to the right, in said right of way, having a radius of 6151.40 feet, and a chord bearing of South 43 degrees 22 minutes 36 seconds East, an arc length of 497.38 feet to a point; thence North 30 degrees 14 minutes 15 seconds West, a distance of 259.50 feet to a point; thence South 58 degrees 34 minutes 41 seconds West, a distance of 145.00 feet to a point; thence South 28 degrees 53 minutes 53 seconds West, a distance of 292.59 feet to a point on the Northwest right of way of County Highway No. 25; thence along a curve, to the right, in said right of way, having a radius of 6151.40 feet and a chord bearing of South 51 degrees 51 minutes 34 seconds East, an arc length of 2648.82 feet to a point; thence South 49 degrees 56 minutes 45 seconds West, along the said right of way, a distance of 2648.82 feet to a point; thence along a curve, to the right, in said right of way, having a radius of 2717.000 feet and a chord bearing of South 51 degrees 17 minutes 34 seconds East, an arc length of 127.75 feet to a 1/2-inch rebar set, with a cap stamped "S. Wheeler PLS 16165", on the South line of said Section 26; thence South 88 degrees 32 minutes 15 seconds West, a distance of 1535.14 feet to the point of beginning.

LESS AND EXCEPT a square around the City of Columbiana water tower, as more particularly described in deed

recorded in Deed Book 252, Page 894, in Probate Office.

PARCEL C:

A parcel of land in Section 26, Township 21 South, Range 1 West, being a part of the same land described in a deed to Mary Nell Milstead Skelton, recorded in Instrument #2003-189, of the real property records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commencing at a grader blade, found at the Southwest corner of said Section 26; thence North 88 degrees 32 minutes 15 seconds East, along the South line of said Section 26, a distance of 1535.14 feet to a 1/2-inch rebar set, with a cap stamped "S. Wheeler PLS 16165", on the Northeast right of way of County Highway No. 25; thence along a curve, to the left, in said right of way, having a radius of 2717.00 feet and a chord bearing of North 51 degrees 17 minutes 34 seconds East, an arc length of 127.75 feet to a point; thence North 49 degrees 56 minutes 45 seconds East, along said right of way, a distance of 2648.82 feet to a point; thence along a curve, to the left, in said right of way, having a radius of 6151.40 feet and a chord bearing of North 48 degrees 32 minutes 46 seconds East, an arc length of 300.55 feet to a point; thence North 28 degrees 53 minutes 53 seconds West, a distance of 292.59 feet, to a point; thence North 58 degrees 34 minutes 41 seconds East, a distance of 145.00 feet, to a point; thence South 30 degrees 14 minutes 15 seconds East, a distance of 259.50 feet, to a point on the Northwest right of way of County Highway No. 25; thence along a curve, to the left, in said right of way, having a radius of 6151.40 feet and a chord bearing of North 43 degrees 22 minutes 36 seconds East, an arc length of 497.38 feet to a 1/2-inch rebar set, with a cap stamped "S. Wheeler PLS 16165", at the point of beginning; thence along a curve, to the left, in said right of way, having a radius of 6151.40 feet and a chord bearing of North 40 degrees 52 minutes 40 seconds East, an arc length of 33.20 feet to a 1/2-inch rebar set, with a cap stamped "S. Wheeler PLS 16165", on the West line of the "Depot Lot"; thence North 20 degrees 53 minutes 58 seconds West, along the West line of the Depot Lot, a distance of 154.40 feet to a 1/2-inch rebar set, with a cap stamped "S. Wheeler PLS 16165"; thence North 81 degrees 45 minutes 06 seconds East along the North line of the Depot Lot, a distance of 47.50 feet to a 1/2-inch rebar set, with a cap stamped "S. Wheeler PLS 16165", on the West edge of an old railroad parcel, now belonging to Alagasco; thence North 20 degrees 25 minutes 02 seconds West, along the West edge of said railroad parcel, a distance of 412.34 feet to a 1/2-inch rebar set, with a cap stamped "S. Wheeler PLS 16165"; thence South 83 degrees 07 minutes 03 seconds West, a distance of 191.40 feet to a 1/2-inch rebar set with cap stamped "S. Wheeler PLS 16165"; thence North 18 degrees 00 minutes 41 seconds West, a distance of 210.40 feet to a 1-inch rebar found; thence South 83 degrees 18 minutes 40 seconds West, a distance of 154.86 feet to a 1/2-inch rebar found, with a cap stamped "S. Wheeler CA0502"; thence North 38 degrees 02 minutes 58 seconds West, a distance of 276.00 feet to a point; thence North 75 degrees 17 minutes 13 seconds West, a distance of 129.49 feet to a point; thence North 53 degrees 48 minutes 55 seconds West, a distance of 591.21 feet to a point in the center of a ditch; thence along said ditch, South 74 degrees 06 minutes 27 seconds West, a distance of 297.32 feet to a point; thence along said ditch, South 74 degrees 08 minutes 43 seconds West, a distance of 123.76 feet to a point on the Southwest edge of a 20-foot sewer easement; thence along said sewer easement: South 65 degrees 20 minutes 12 seconds East, a distance of 125.28 feet; South 63 degrees 55 minutes 59 seconds East, a distance of 401.47 feet; South 66 degrees 36 minutes 58 seconds East, a distance of 400.91 feet; South 65 degrees 20 minutes 02 seconds East, a distance of 337.04 feet; South 50 degrees 41 minutes 35 seconds East, a distance of 490.09 feet; South 27 degrees 04 minutes 05 seconds East, a distance of 421.99 feet to the point of beginning.

PARCEL D:

A parcel of land in the Southeast Quarter of the Southwest Quarter of Section 26, Township 21 South, Range 1 West, being a part of the same land described in a deed to Mary Nell Milstead Skelton, recorded in Instrument #2003-189, of the real property records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commencing at a grader blade found at the Southwest corner of said Section 26; thence North 88 degrees 32 minutes 15 seconds East, along the South line of said Section, a distance of 1645.46 feet to a 1/2-inch rebar set, with a cap stamped "S. Wheeler PLS 16165", on the Southeast right of way of County Highway 25, at the point of beginning; thence along a curve, to the left, in said right of way, having a radius of 2783.00 feet and a chord bearing of North 50 degrees 22 minutes 27 seconds East, an arc length of 41.63 feet to a point; thence North 49 degrees 56 minutes 45 seconds East, along said right of way, a distance of 984.20 feet to a 1/2-inch rebar set, with a cap stamped "S. Wheeler PLS 16165", on the Southwest right of way of Jonesboro Circle; thence South 26 degrees 34 minutes 52 seconds East, along said Jonesboro Circle, a distance of 98.84 feet to a 1/2-inch rebar set, with a cap stamped "S. Wheeler, PLS 16165", in the center of an old Road (aka Heavenly Way); thence along the center of said old road: South 46 degrees 41 minutes 58 seconds West, a distance of 136.28 feet to a 1/2-inch rebar set with a cap stamped "S. Wheeler PLS 16165"; South 54 degrees 27 minutes 10 seconds West, a distance of 300.21 feet to a 1/2-inch rebar set, with a cap stamped "S. Wheeler PLS 16165"; South 47 degrees 44 minutes 30 seconds West, a distance of 75.37 feet to a 1/2-inch rebar set, with a cap stamped "S.

Wheeler PLS 16165"; South 54 degrees 53 minutes 05 seconds West, a distance of 436.26 feet to a 1/2-inch rebar set with a cap stamped "S. Wheeler, PLS 16165", on the South line of said Section 26; thence South 88 degrees 32 minutes 15 seconds West, along the South line of Section 26, a distance of 73.57 feet to the point of beginning.

LESS AND EXCEPT any part lying within the Verchott Family Cemetery as shown on survey of Sid Wheeler, RPS 16165, dated March 26, 2017.

According to survey of Sid Wheeler, PLS 16165, dated March 26, 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	<u>Kenneth E. Skelton</u>	Grantee's Name	<u>Stancil Handley</u>
Mailing Address	<u></u>	Mailing Address	<u>Somsup Ann Handley</u>
Property Address	<u>0 Hwy 25</u>	Date of Sale	<u>April 07, 2017</u>
	<u>Columbiana, AL 35051</u>	Total Purchase Price	<u>\$178,630.45</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>xx</u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u></u> Other
<u></u> Closing Statement	

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 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 April 04, 2017

Print Kenneth E. Skelton

Unattested

Sign Kenneth E. Skelton

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1