

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-17-23965

Send Tax Notice To: Bobby Ray Thomas, Jr.

3281 Hwy 61
Columbiana AL 35051

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Eighty Thousand Dollars and No Cents (\$80,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Staci Houtz Curtis**, a Single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Bobby Ray Thomas, Jr.**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2017 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$29,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 20th day of July, 2017.

Staci Houtz Curtis
Staci Houtz Curtis

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Staci Houtz Curtis, 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.

Given under my hand and official seal this the 20th day of July, 2017.

April Clark
Notary Public, State of Alabama

My Commission Expires: 9/22/2020



Shelby County, AL 07/20/2017
State of Alabama
Deed Tax: \$51.00

20170720000259380 1/3 \$72.00
Shelby Cnty Judge of Probate, AL
07/20/2017 10:56:36 AM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NE corner of Section 32, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 88 degrees 37 minutes 06 seconds West, a distance of 521.41 feet; thence North 88 degrees 31 minutes 20 seconds West, a distance of 622.05 feet; thence South 01 degree 56 minutes 10 seconds West, a distance of 299.67 feet to the POINT OF BEGINNING; thence South 02 degrees 04 minutes 08 seconds West, a distance of 116.68 feet; thence South 41 degrees 12 minutes 34 seconds West, a distance of 101.96 feet; thence South 11 degrees 52 minutes 32 seconds West, a distance of 146.26 feet; thence South 52 degrees 35 minutes 53 seconds East, a distance of 123.01 feet; thence North 71 degrees 58 minutes 28 seconds East, a distance of 138.78 feet; thence North 88 degrees 03 minutes 47 seconds East, a distance of 202.03 feet; thence South 01 degree 03 minutes 44 seconds West, a distance of 480.94 feet to the approximate center of Shores Drive, (all further calls will be along approximate center until otherwise specified); thence North 77 degrees 09 minutes 35 seconds West, a distance of 37.97 feet to the beginning of a curve to the right, having a radius of 256.20, a central angle of 13 degrees 21 minutes 28 seconds and subtended by a chord which bears North 70 degrees 28 minutes 51 seconds West, and a chord distance of 59.59 feet; thence along the arc of said curve, a distance of 59.37 feet; thence North 63 degrees 48 minutes 08 seconds West, a distance of 599.95 feet to the beginning of a curve to the right, having a radius of 340.52 feet, a central angle of 26 degrees 25 minutes 28 seconds, and subtended by a chord which bears North 50 degrees 12 minutes 05 seconds West, and a chord distance of 155.66 feet; thence along the arc of said curve, a distance of 157.05 feet; thence North 37 degrees 30 minutes 20 seconds, West a distance of 14.11 feet; thence North 87 degrees 50 minutes 25 seconds West and leaving said approximate center of Shore Drive, a distance of 1102.44 feet; thence North 02 degrees 02 minutes 42 seconds East, a distance of 454.50 feet; thence South 87 degrees 50 minutes 13 seconds East, a distance of 1525.01 feet to the POINT OF BEGINNING.

ALSO AND INCLUDING a 30' ingress/egress easement, as recorded in Inst. No. 2007-18506 and Inst. No. 2008-70730, and shown on plat.

According to the survey of Rodney Shiflett, dated April 3, 2013.


20170720000259380 2/3 \$72.00
Shelby Cnty Judge of Probate, AL
07/20/2017 10:56:36 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Staci Houtz Curtis
Mailing Address _____

489 Foothills Pkwy
Chelsea AL 35043

Grantee's Name Bobby Ray Thomas, Jr.
Mailing Address _____

3281 Hwy 61
Columbiana AL 35051

Property Address 3281 Highway 61
Columbiana, AL 35051

Date of Sale July 19, 2017
Total Purchase Price \$80,000.00

or
Actual Value _____

or
Assessor's Market Value _____

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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ 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 July 19, 2017

Print Staci Houtz Curtis

Unattested

Sign Staci Houtz Curtis

(verified by)

(Grantor/Grantee/Owner/Agent) circle one


20170720000259380 3/3 \$72.00
Shelby Cnty Judge of Probate, AL
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Form RT-1