

This Instrument was Prepared by:

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

Send Tax Notice To: Edward Gollotte
Beverly Gollotte

58 Twpaz Dr
Columbiana, AL 35051

File No.: S-17-23946

WARRANTY DEED



20170817000297690 1/3 \$44.00
Shelby Cnty Judge of Probate, AL
08/17/2017 08:19:05 AM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Twenty Three Thousand Dollars and No Cents (\$23,000.00)**, 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, **Jesse A. Walker and Serenity J. Walker, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Edward Gollotte and Beverly Gollotte**, (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.

\$18,400.00 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 10th day of August, 2017.

Jesse A. Walker

Serenity J. Walker

State of **CO**

County of **Denver**

Elizabeth DeLeon Notary Public in and for the said County in said State, hereby certify that Jesse A. Walker and Serenity J. Walker, 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 10th day of August, 2017.

Notary Public, State of **Alabama** **CO**
Mike T. Atchison
My Commission Expires:

Shelby County, AL 08/17/2017
State of Alabama
Deed Tax: \$23.00

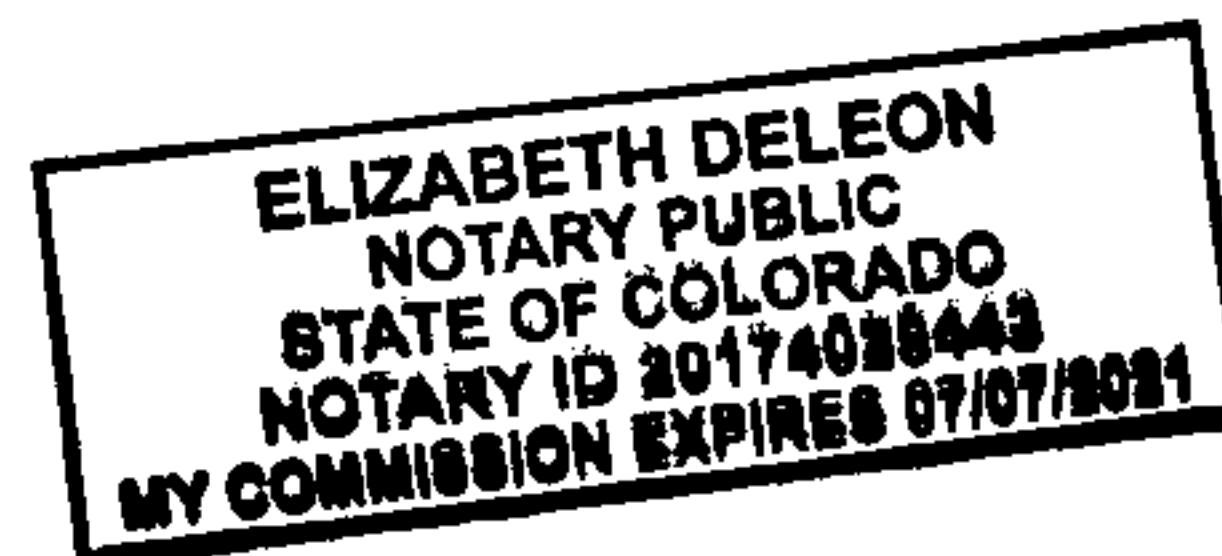


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Commence at the SW Corner of the SW 1/4 of the SE 1/4 of Section 14, Township 22 South, Range 1 East, Shelby County, Alabama; thence N89°01'05"E, a distance of 50.00' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 398.32'; thence N00°41'34"W, a distance of 499.83'; thence N89°22'27"W, a distance of 448.60'; thence S00°39'12"E, a distance of 327.71'; thence N89°01'35"E, a distance of 50.00'; thence S00°48'53"E, a distance of 184.70' to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated June 27, 2017.

PARCEL II:

A part of the NW 1/4 of the NE 1/4 of Section 23, Township 22 South, Range 1 East, Shelby County, Alabama, said parcel being more particularly described as follows:

As a point of beginning start at the Northwest corner of the NW 1/4 of the NE 1/4 and run in an easterly direction and along the North boundary of the NW 1/4 of the NE 1/4 for a distance of 33.50 feet to a point; thence with an interior angle of 82 degrees 33 minutes, run in a southerly direction for a distance of 229.10 feet to a point on the North right of way margin of County Road No. 42; thence with an interior angle of 47 degrees 37 minutes run in a northwesterly direction and along the North right of way margin of County Road No. 42 for a distance of 5.71 feet to its intersection with the West boundary of the NW 1/4 of the NE 1/4; thence with an interior angle of 139 degrees 52 minutes run in a northerly direction and along the West boundary of the NW 1/4 of the NE 1/4 for a distance of 222.80 feet to the point of beginning.

PARCEL III:

A part of the NW 1/4 of the NE 1/4 of Section 23, Township 22 South, Range 1 East, Shelby County, Alabama, said parcel being more particularly described:

To find the point of beginning start at the Northwest corner of the NW 1/4 of the NE 1/4 and run in an easterly direction and along the North boundary of the NW 1/4 of the NE 1/4 for a distance of 33.50 feet to the point of beginning; thence continue in an easterly direction and along the North boundary of the NW 1/4 of the NE 1/4 for a distance of 427.85 feet to a point; thence with an interior angle of 79 degrees 27 minutes run in a southerly direction for a distance of 407.61 feet to a point; thence with an interior angle of 189 degrees 01 minutes continue in a southerly direction for a distance of 202.46 feet to a point on the North right of way margin of county road No. 42; thence with an interior angle of 102 degrees 59 minutes run in a westerly direction and along the North right of way margin of county road No. 42 for a distance of 117.94 feet to a point; thence with an interior angle of 111 degrees 49 minutes run in a northwesterly direction and along the curving North boundary of county road No. 42 for a chord distance of 477.61 feet to a point; thence with an interior angle of 139 degrees 17 minutes run in a northerly direction for a distance of 229.10 feet to the point of beginning.

PARCEL IV:

"Parcel B" according to Murphy Re-Survey, recorded in Map Book 32, Page 116, in the Probate Office of Shelby County, Alabama.


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20170817000297690 3/3 \$44.00
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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	Jesse A. Walker Serenity J. Walker	Grantee's Name	Edward Gollotte Beverly Gollotte
Mailing Address		Mailing Address	
Property Address	Shelby, AL 35143	Date of Sale	August 10, 2017
		Total Purchase Price	\$23,000.00
		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 August 07, 2017

Unattested

(verified by)

Print Jesse A. Walker

Sign



(Grantor/Grantee/Owner/Agent) circle one