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STATE OF ALABAMA
SHELBY COUNTY

After Recording Return To:
Timios, Inc.
5716 Corsa Avenue, Ste 102
Westlake Village, CA 91362
Toll Free: 877.884.6467

Mail tax statements to:
Glenda Rouland & Darrell Rouland
3280 Highway 39
Chelsea, AL 35043

Property Tax ID#: 15 2 04 0 001 024.000
Order #: 1494550

WARRANTY DEED

Know all men by these presents: That for and in consideration of (\$199,650.00) ONE HUNDRED NINETY-NINE THOUSAND SIX HUNDRED FIFTY and 00/100 DOLLARS and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, that KAYLA WILLIAMS and JOSEPH WILLIAMS, as joint tenants with right of survivorship, whose post office address is 3280 Highway 39, Chelsea, AL 35043, (herein referred to as Grantors), do hereby grant, bargain, sell and convey unto GLENDA ROULAND and DARRELL ROULAND, wife and husband, whose post office address 3280 Highway 39, Chelsea, AL 35043, (herein referred to as Grantees), the following lot or parcel of land, situated Shelby County, Alabama, and being more particularly described as follows:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 3280 Highway 39, Chelsea, AL 35043

And Grantors do for Grantors and for Grantors' executors, and administrators covenant with the said GRANTEES, Grantees' heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that Grantors are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell, that the executors and administrators shall warrant and defend same to said Grantees, Grantees' heirs and assigns forever, against lawful claims of all persons.

To have and to hold unto the said Grantee forever.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals this 25th day of July, 2017.

Witnesses:

Witness

Print Name

Witness

Print Name

STATE OF ALABAMA }

COUNTY OF SHELBY }

I, JAMES GARY, hereby certify that KAYLA WILLIAMS and JOSEPH WILLIAMS, 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 executed the same voluntarily on the day the same bears date.

Given under my hand this 25th day of JULY, 2017

Notary Public

My commission expires: JULY 22, 2019

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared By:

Curphey & Badger PA
c/o Angelina Whittington, Esquire
3849 Lithia Pinecrest Rd.
Valrico, FL 33546

EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA,
TO-WIT:

LOT 5, BLOCK 1 OF GILBERT ESTATES AS SHOWN BY MAP MADE BY FRANK W. WHEELER
ON NOVEMBER 20, 1964 AND WHICH SAID LOT IS MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCE AT THE NW CORNER OF THE E 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 4,
TOWNSHIP 20 SOUTH, RANGE 1 WEST;

THENCE RUN SOUTH ALONG THE WEST LINE OF THE E 1/2 OF THE SE 1/4 OF THE NE 1/4, A
DISTANCE OF 64.52 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH ALONG SAID LINE A DISTANCE OF 68.00 FEET;

THENCE TURN AN ANGLE OF 13 DEGREES 16 MINUTES TO THE LEFT AND RUN A
DISTANCE OF 621.83 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY HIGHWAY NO.
39;

THENCE TURN AN ANGLE OF 121 DEGREES 18 MINUTES TO THE LEFT AND RUN ALONG
SAID RIGHT OF WAY LINE A DISTANCE OF 96.42 FEET;

THENCE TURN AN ANGLE OF 1 DEGREE 42 MINUTES 07 SECONDS TO THE LEFT AND RUN
ALONG THE ARC OF A CURVE (WHOSE DELTA ANGLE IS 3 DEGREES 24 MINUTES 15
SECONDS TANGENT DISTANCE IS 41.70 FEET, RADIUS IS 1405.15 FEET, LENGTH OF ARC IS
83.48 FEET;

THENCE TURN AN ANGLE OF 69 DEGREES 59 MINUTES TO THE LEFT AND RUN A
DISTANCE OF 608.04 FEET TO THE POINT OF BEGINNING.

SITUATED IN THE E 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 20 SOUTH,
RANGE 1 WEST, SHELBY COUNTY, ALABAMA. LOT 6, BLOCK 1 OF GILBERT ESTATE AS
SHOWN BY MAP MADE BY FRANK W. WHEELER ON NOVEMBER 20, 1964 AND WHICH
SAID LOT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE E 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 4,
TOWNSHIP 20 SOUTH, RANGE 1 WEST;

THENCE RUN SOUTH ALONG THE WEST LINE OF THE E 1/2 OF THE SE 1/4 OF THE NE 1/4, A
DISTANCE OF 132.52 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH ALONG SAID LINE A DISTANCE OF 714.00 FEET TO THE
NORTHWEST R.O.W OF COUNTY HIGHWAY NO 39;

THENCE TURN AN ANGLE OF 127 DEGREES 11 MINUTES TO THE LEFT AND RUN ALONG
THE ARC OF A CURVE, (WHOSE DELTA ANGLE IS 14 DEGREES 46 MINUTES TAN. DIST. IS
88.64 FEET, RADIUS IS 684.05 FEET, LENGTH OF ARC IS 176.30 FEET);

THENCE TURN AN ANGLE OF 7 DEGREES 23 MINUTES TO THE LEFT AND RUN A DISTANCE OF 3.58 FEET;

THENCE TURN AN ANGLE OF 58 DEGREES 42 MINUTES TO THE LEFT AND RUN A DISTANCE OF 621.83 FEET TO THE POINT OF BEGINNING; SITUATED IN E 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA.

TOGETHER WITH A MOBILE HOME, 2015 DEER VALLEY MH UNIT, MODEL NO. DVD6411, SERIAL NUMBER ACDVAL11505845AB, WHICH IS PERMANENTLY AFFIXED TO AND FORMS A PART OF THE REAL PROPERTY DESCRIBED HEREINABOVE, AS SET FORTH IN DOCUMENT RECORDED IN/UNDER 20160125000023460.

BEING THE SAME PROPERTY CONVEYED TO KAYLA WILLIAMS AND JOSEPH WILLIAMS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM JOSEPH WILLIAMS AND WIFE, KAYLA WILLIAMS RECORDED 04/08/2015 IN DEED INSTRUMENT 20150408000111440, IN THE PROBATE JUDGE'S OFFICE FOR SHELBY COUNTY, ALABAMA.

Parcel Number: 15 2 04 0 001 024.000

Real Estate Sales Validation Form

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

Grantor's Name Kayla & Joseph Williams
 Mailing Address 3280 Highway 39
Chelsea, AL 35043

Grantee's Name Glenda & Darrell Roland
 Mailing Address 3280 Highway 39
Chelsea, AL 35043

Property Address 3280 Highway 39
Chelsea, AL 35043

Date of Sale 7/25/17
 Total Purchase Price \$ 199,450.00



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 08/23/2017 09:13:25 AM
 \$41.50 CHERRY
 20170823000306560

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Warranty Deed

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 8-1-17

Print Amber Seditsky

☐ Unattested

Sign Amber Seditsky

(verified by)

(Grantor/Grantee/Owner/Agent) circle one