

THIS INSTRUMENT PREPARED BY:
Mark S. Boardman
BOARDMAN, CARR, PETELOS,
WATKINS & OGLE, P.C.¹
400 Boardman Drive
Chelsea, Alabama 35043

SEND TAX NOTICE TO:
Alma E. Ford
1082 Triangle Road
Ashland City, TN 37015

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED


20170830000316170 1/3 \$43.50
Shelby Cnty Judge of Probate, AL
08/30/2017 12:56:36 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Twenty Two Thousand Five Hundred and 00/100 Dollars (\$22,500.00) to the undersigned Grantor, Amy James ("Grantor"), also known as Amy Marie Kent, a married individual, in hand paid by the Grantee herein, the receipt and sufficiency of which is hereby acknowledged, the Grantor hereby grants, bargains, sells, and conveys to Alma E. Ford ("Grantee") any and all right, title, and interest to the following described real estate situated in Shelby County, Alabama, to-wit:

See Attached Exhibit A for Legal Description.

Subject property does not constitute the homestead of the Grantor herein, as defined by the Code of Alabama (nor the homestead of Grantor's spouse).

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable. Subject to any water or well rights, or rights or title to water or claims thereof, in, on or under the land. Subject to any lease, grant, conveyance, exception or reservation of minerals or mineral rights appearing in the Public Records.

TO HAVE AND TO HOLD, to the said Grantee in fee simple, and to her heirs and assigns forever, together with every contingent remainder and right of reversion. And the Grantor does for herself, her successors and assigns, covenant with the Grantee, its heirs and assigns, that she is lawfully seized of the interest in the said premises to be conveyed, that they are free from encumbrances other than as provided herein, and that the Grantor has good right to sell and convey the same, and will, and her successors and assigns shall warrant and defend the same to the said Grantee, its heirs, executors, and assigns forever, against the lawful claims of all persons.

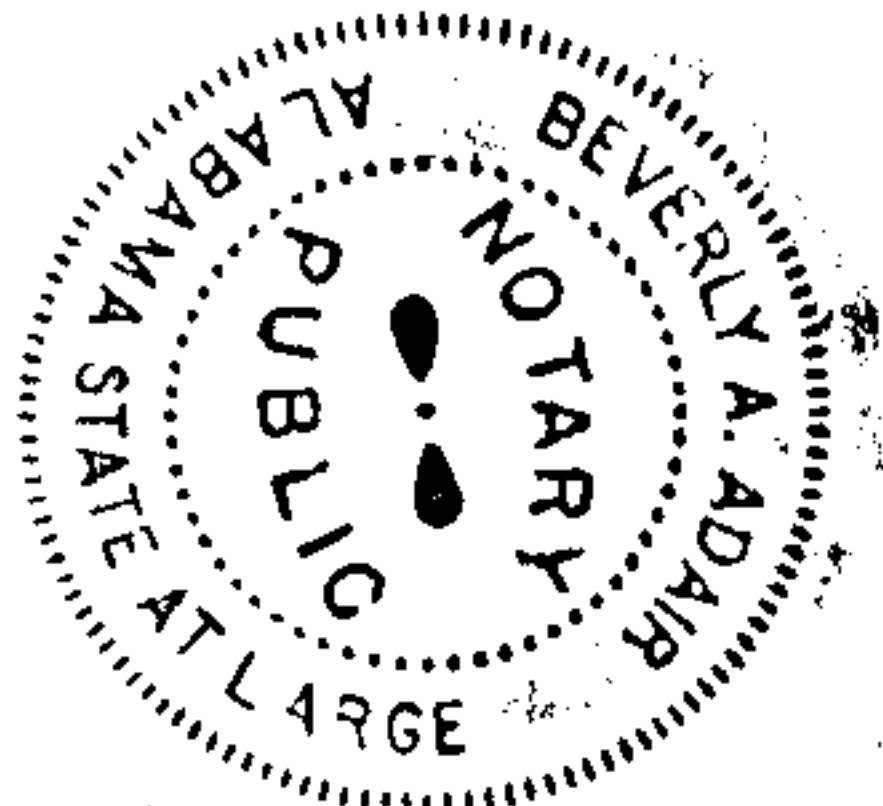
IN WITNESS WHEREOF, said Grantor, Amy James, has hereunto set her hand and seal this the 22nd day of August, 2017.


Amy James 8/22/2017

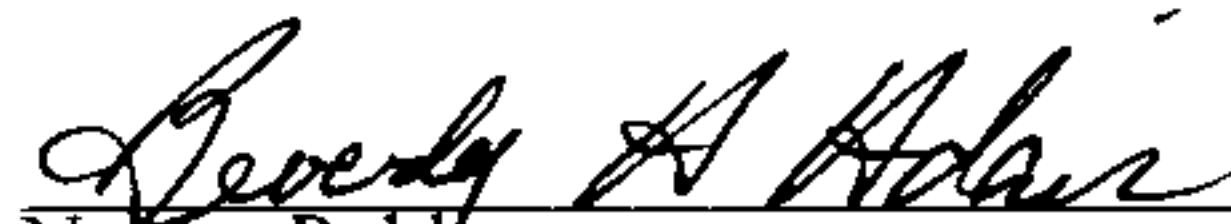
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Amy James, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand this 22ND day of August, 2017.



Shelby County, AL 08/30/2017
State of Alabama
Deed Tax: \$22.50


Notary Public
My commission expires: My Commission Expires
October 4, 2018

¹ The preparer of this document has not examined title of the property and makes no certification as to title. The legal description was provided by the Grantee. A prior deed in the chain of title (Instrument No. 2001-07046 filed on May 1, 2001 with the Shelby County Judge of Probate) contains the following:

The above described property shall not be used for the sale or storage of alcoholic liquors or beverages, nor for the operation of a public dance hall thereon or for the operation of tourist cabins thereon. This shall be a covenant running with said land and shall bind the grantees, their successors, heirs and assigns and should there be a breach thereof the same may be enjoined in any court of competent jurisdiction.

The preparer of this deed makes no representation as to the validity or enforceability of the above language, which was not in the warranty deed given to the Grantee, Instrument No. 20101208000410350, filed with the Shelby County Judge of Probate on December 8, 2010. The title insurance commitment purchased for this deed says it is subject to the above.

Exhibit A

Commence at the SE corner of SE 1/4 of NW 1/4 of Section 34, Township 19, Range 2 East and run West along said Section Line 226 feet, more or less, to the East line of the Florida Short Route, sometimes known as U.S. Highway 280, and run Northwesterly along said Highway 2621 feet; thence run in a Northwesterly direction along said Highway 260 feet; thence run in a Northeasterly direction and perpendicular to said Highway 318 ft., more or less, to a point on the West line of Old Kymulga Ferry Road now known as Chancellor's Ferry Road and which is also the North most corner of Floyd and Eunice Reames Lot, thence run in a Westerly direction and perpendicular to said Highway 280 and along the Northwesterly line of said Reames Lot 318 feet more or less to the Easterly line of Highway No. 280; thence along same in a Northwesterly direction 400 ft. to a point; thence run in a Northeasterly direction perpendicular to said Highway 280 200 ft. to the point of beginning; thence turn right and run in a Southeasterly direction parallel to the North line of said U.S. Highway 280 a distance of 300 ft. to a point, thence turn an angle of 90 deg. to the left and run in a Northeasterly direction perpendicular to said Highway 280 a distance of 175 ft. to a point on the Southwest right of way line of Chancellor's Ferry Road; thence run in a Northwesterly direction along said right of way a distance of 610 ft. to a point on the Easterly line of lands formerly owned by D.G. Kimbrough; thence run in a Southwesterly direction along the East line of said Kimbrough property a distance of 204 ft. to a point, thence turn left and run in a Southeasterly direction parallel to the Northeast line of said U.S. Highway 280 a distance of 219 ft. to the point of beginning. Being situated in the W 1/2 of NW 1/4 of Section 34 and E 1/2 of NE 1/4 of Section 33, all in Township 19, Range 2 East. There is excepted from the above described property the property deeded to Junior Lambert and Virginia B Lambert as shown by deed recorded in Deed Book 232, page 294 in the Probate Office of Shelby County, Alabama.

The above described property shall not be used for the sale or storage of alcoholic liquors or beverages, nor for the operation of a public dance hall thereon or for the operation of tourist cabins thereon. This shall be a covenant running with said land and shall bind the grantees, their successors, heirs and assigns and should there be a breach thereof the same may be enjoined in any court of competent jurisdiction.

Said property being a portion of the property conveyed by J.D. Driver and wife, Vera Driver, to John H. Gallups and wife, Helen Marie Gallups, by deed dated June 27, 1953, and recorded in Deed Book 167, page 351 in the Probate Office of Shelby County, Alabama.



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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 Amy James aka Amy Marie Kent
Mailing Address 270 Camelia Street
Harpersville, Alabama 35078

Grantee's Name Alma E. Ford
Mailing Address 1082 Triangle Road
Ashland City, TN 37015

Property Address 235 Camelia Street
Harpersville, Alabama 35078

Date of Sale August 22, 2017

Total Purchase Price \$ 22,500.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 8/22/17

Print Beverly A Adair

Sign

Beverly A Adair

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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Verified by)