

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice  
P.O. Box 587, Columbiana, Alabama 35051



20171024000385190 1/4 \$101.50  
Shelby Cnty Judge of Probate, AL  
10/24/2017 01:11:35 PM FILED/CERT

## **WARRANTY DEED**

### **STATE OF ALABAMA**

**SHELBY COUNTY** KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Waymon Douglas Rasco, Jr., married (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Waymon Douglas Rasco, Jr. and Waymon Douglas Rasco, III in equal shares as tenants in common (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

See attached Exhibit A for legal description

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

TO HAVE AND TO HOLD to the said GRANTEE and his, her, or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE, his, her or their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators

shall warrant and defend the same to the said GRANTEE, his, her or their heirs and assigns forever,  
against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this  
29<sup>th</sup> day of September, 2017.


Waymon Douglas Rasco, Jr.  
Waymon Douglas Rasco, Jr.

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Waymon Douglas Rasco, Jr., whose names are signed to the foregoing conveyance, and who are  
known to me, acknowledged before me on this day, that, being informed of the contents of the  
conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of September, 2017.

Anna C. Br...  
Notary Public  
My commission expires: 

  
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**EXHIBIT A**

Parcel 1:

A part of the SE 1/4 of the NE 1/4 of Section 23, Township 21 South, Range 1 West, described as follows:

Begin at a point on the south boundary of said 1/4 - 1/4 where said South boundary is intersected by the West right of way line of the Columbiana-Chelsea Paved Highway; thence in a Northerly direction along the West right of way line of said Highway to the intersection of said right of way line with the center line of the Old Heading Mill Road; thence in a Westerly and Southwesterly direction along center line of said Heading Mill Road to the Southwest corner of the SE 1/4 of the NE 1/4 of said Section; thence run in an Easterly direction along the South boundary of said 1/4 - 1/4 to point of beginning; being situated in Shelby County, Alabama.

Less and except that small tract sold to Elmer H. and Lucille Davis, as described in Deed Book 182 page 221, and also excepting that part sold to Jean and James Welby Rasco as shown by deed recorded in Deed Book 205 page 249; situated in Shelby County, Alabama.

Also less and except tract conveyed to Jon P. Shugrue and Sharon R. Shugrue as shown by deed recorded as Instrument # 1997-11836.

Parcel 2:

COMMENCE AT THE SOUTHEAST CORNER OF THE SE 1/4 OF NE 1/4, SECTION 23, TOWNSHIP 21 SOUTH, RANGE 1 WEST; THENCE RUN NORTHERLY ALONG THE EAST BOUNDARY LINE OF SAID SE 1/4 OF NE 1/4, A DISTANCE OF 414.73 FEET TO A POINT; THENCE TURN AN ANGLE OF 90°00'00" TO THE LEFT AND RUN WESTERLY A DISTANCE OF 765.03 FEET TO A POINT ON THE WESTERN 40 FOOT RIGHT-OF-WAY LINE OF COUNTY HIGHWAY NO. 47; THENCE TURN AN ANGLE OF 114°38'27" TO THE LEFT AND RUN SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 73.00 FEET TO A POINT; THENCE TURN AN ANGLE OF 93°51'33" TO THE RIGHT AND RUN A DISTANCE OF 131.49 FEET TO THE POINT OF BEGINNING; THENCE TURN AN ANGLE OF 32°08'11" TO THE LEFT AND RUN A DISTANCE OF 57.63 FEET TO A POINT; THENCE TURN AN ANGLE OF 27°34'38" TO THE LEFT AND RUN A DISTANCE OF 98.84 FEET TO A POINT; THENCE TURN AN ANGLE OF 23°36'46" TO THE RIGHT AND RUN A DISTANCE OF 79.06 FEET TO A POINT; THENCE TURN AN ANGLE OF 26°55'53" TO THE RIGHT AND RUN A DISTANCE OF 167.95 FEET TO A POINT; THENCE TURN AN ANGLE OF 36°33'57" TO THE RIGHT AND RUN A DISTANCE OF 75.44 FEET TO A POINT; THENCE TURN AN ANGLE OF 18°33'48" TO THE RIGHT AND RUN A DISTANCE OF 11.17 FEET TO A POINT ON A 4 FOOT HIGH CHAIN LINK FENCE LINE; THENCE TURN AN ANGLE OF 128°15'56" TO THE RIGHT AND RUN A DISTANCE OF 195.07 FEET TO A POINT; THENCE TURN AN ANGLE OF 86°51'37" TO THE LEFT AND RUN A DISTANCE OF 49.47 FEET TO A POINT; THENCE TURN AN ANGLE OF 72°28'26" TO THE RIGHT AND RUN A DISTANCE OF 225.06 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND IS LYING IN THE S 1/2 OF THE NE 1/4, SECTION 23, TOWNSHIP 21 SOUTH, RANGE 1 WEST AND CONTAINS 0.4742 ACRE.



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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 Waymon Douglas Rasco, Jr.  
Mailing Address PO Box 1222  
Columbiana, AL 35051

Grantee's Name Waymon Douglas Rasco, Jr.  
Mailing Address Waymon Douglas Rasco, III  
PO Box 1222  
Columbiana, AL 35051

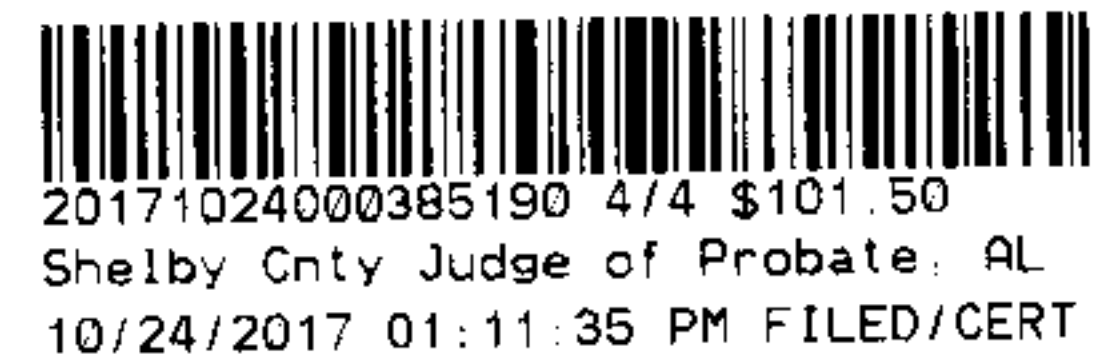
Property Address  Hwy 47 North  
Columbiana, AL

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
1/2 Assessor's Market Value \$ 77,035.00

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 \_\_\_\_\_

Print Waymon Douglas Rasco, Jr.

☐ Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1