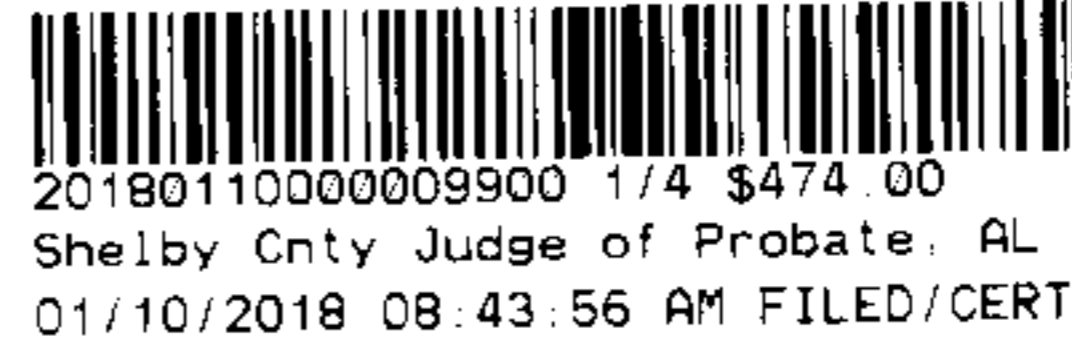


THIS INSTRUMENT PREPARED BY:

F. Wayne Keith  
Law Offices of F. Wayne Keith PC  
120 Bishop Circle  
Pelham, Alabama 35124



[Space Above This Line For Recording Data]

**WARRANTY DEED**

**Joint tenants with right of survivorship**

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Four Hundred, Fifty Thousand and no/100's Dollars (\$450,000.00)** to the undersigned,

**Alan B. Cashion and Patricia C. Cashion, husband and wife**

(hereinafter referred to as grantors), in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

**Timothy David Garner and Christa Harris Garner**

(hereinafter referred to as grantees), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Parcel I**

**The NW ¼ of NE ¼, Section 21, Township 21 South, Range 1 West, Shelby County, Alabama, containing 40 acres, more or less.**

**Also, a parcel of land lying in the NE ¼ of NW ¼, Section 21, and in the SE ¼ of NW ¼ of Section 21, all in Township 21 South, Range 1 West, Shelby County, Alabama, described as follows:**

**From the NE corner of the NE ¼ of NW ¼, Section 21, Township 21 South, Range 1 West, Shelby County, Alabama, as a point of beginning, run West along the forty line 636 feet; thence South and parallel to the East forty line 1320 feet, more or less, to the South forty line; thence West along the forty line 29 feet; thence South and parallel to said forty line 970 feet, more or less, to the North right of way line of County Road No. 26; thence Easterly along said Highway right of way 447.4 feet to right of way marker; continue along said right of way to the point of intersection of said right of way line and the East line of the SE ¼ of NW ¼, of said Section 21; thence turn North and run to point of beginning.**

**Less and Except**

**Lot 1, according to the Survey of Billy Wayne Family Subdivision, as recorded in Map Book 32, Page 31, in the Probate Office of Shelby County, Alabama.**

**Less and Except**

**Commence at the NE corner of the SE ¼ of the NW ¼ of Section 21, Township 21 South, Range 1 West, Shelby County, Alabama; thence S 00° 11' 38" E, a distance of 587.16 feet to the point of**

beginning; thence continue along the last described course a distance of 30.00 feet to the NE corner of above said Lot 1 of Billy Wayne Acres, as described in Map Book 32, Page 31, in the Office of the Judge of Probate of Shelby County, Alabama; thence N° 88° 16'15" W, a distance of 165.00 feet to the NW corner of above Lot 1; thence N 00° 11' 38" W, a distance of 30.00 feet; thence S 88° 16' 15" E, a distance of 165.00 feet to the point of beginning.

## **Parcel II**

Being the South 30 feet of Lot 1 Billy Wayne Acres, as recorded in Map Book 32, Page 31, in the Office of the Judge of Probate of Shelby County, Alabama and being more particularly described as follows:


Commence at the NE corner of the SE ¼ of the NW ¼ of Section 21, Township 21 South, Range 1 West, Shelby County, Alabama; thence S 00° 11' 38" E, a distance of 727.16 feet to the point of beginning; thence continue along the last described course, a distance of 30.00 feet to the SE corner of above said Lot 1; thence N 88° 16' 15" W, a distance of 165.00 feet to the SW corner of above Lot 1; thence N 00° 11' 38" W, a distance of 30.00 feet; thence S 88° 16' 15" E, a distance of 165.00 feet to the point of beginning.

## **Subject to:**

- Rights or claims of parties in possession not shown by the public records.
- Easements, or claims of easements, not shown by the public records.
- Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
- Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.
- Taxes for the year 2018 and subsequent years.
- Less and except any part of subject property lying within any road right-of-way.
- Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
- Ingress, egress and utility easement as recorded in Inst. No. 2003-794690; Inst. No. 2003-604970 and Inst. No. 2003-383290.
- Easement granted Alabama Power Company recorded in Inst. No. 2004-870.
- Right-of-way granted to Shelby County recorded in Volume 255, Page 231.

\$357,600.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD, to the said grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.


  
20180110000009900 2/4 \$474.00  
Shelby Cnty Judge of Probate, AL  
01/10/2018 08:43:56 AM FILED/CERT

And we do, for ourselves and for our heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 3rd day of January, 2018.

WITNESS:

\_\_\_\_\_

  
Alan B. Cashion

\_\_\_\_\_

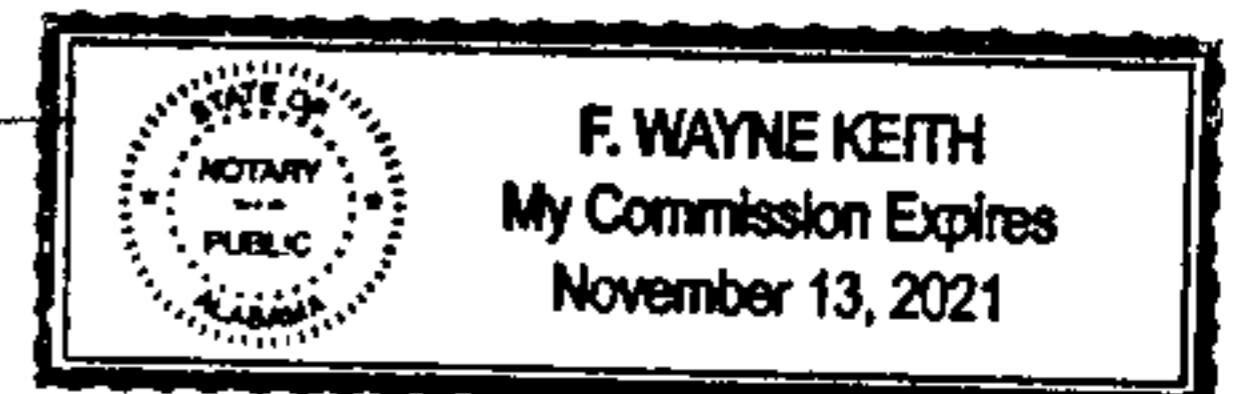
  
Patricia C. Cashion

STATE OF ALABAMA  
COUNTY OF SHELBY


I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Alan B. Cashion and Patricia C. Cashion, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, 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 seal this the 3rd day of January, 2018.

  
\_\_\_\_\_  
Notary Public



SEND TAX NOTICE TO:  
Timothy David Garner  
1022 Grande View Pass  
Maylene, Alabama 35114

  
20180110000009900 3/4 \$474.00  
Shelby Cnty Judge of Probate: AL  
01/10/2018 08:43:56 AM FILED/CERT

### Real Estate Sales Validation Form

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

Grantors' Name: Alan B Cashion  
Patricia C Cashion

Mailing Address : 32 Billy Wayne Acres  
Columbiana, AL 35051

Grantee's Name: Timothy David Garner  
Christa Harris Garner

Mailing Address: 1022 Grande View Pass  
Maylene, AL 35114

Property Address: See legal description on Deed

Date of Transfer: January 3, 2018

Total Purchase Price \$450,000.00

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	Appraisal
x	Sales Contract	Other
x	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.

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: January 3, 2018

Sign

x

verified by closing agent  
F. Wayne Keith Attorney

RT-1

20180110000009900 4/4 \$474.00  
Shelby Cnty Judge of Probate: AL  
01/10/2018 08:43:56 AM FILED/CERT