

This Instrument was Prepared by:

Send Tax Notice To: Scottie Dean Holden

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

6283 Park South Drive
Suite 114
Bessemer, AL 35022

File No.: S-18-24378

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Eighty Two Thousand Five Hundred Dollars and No Cents (\$82,500.00)**, 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, **Maurice Wilson Reddell**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Scottie Dean Holden**, (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 2018 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the Grantor herein or his spouse.

\$57,500.00 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 19th day of January, 2018.



Maurice Wilson Reddell

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Maurice Wilson Reddell, 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.

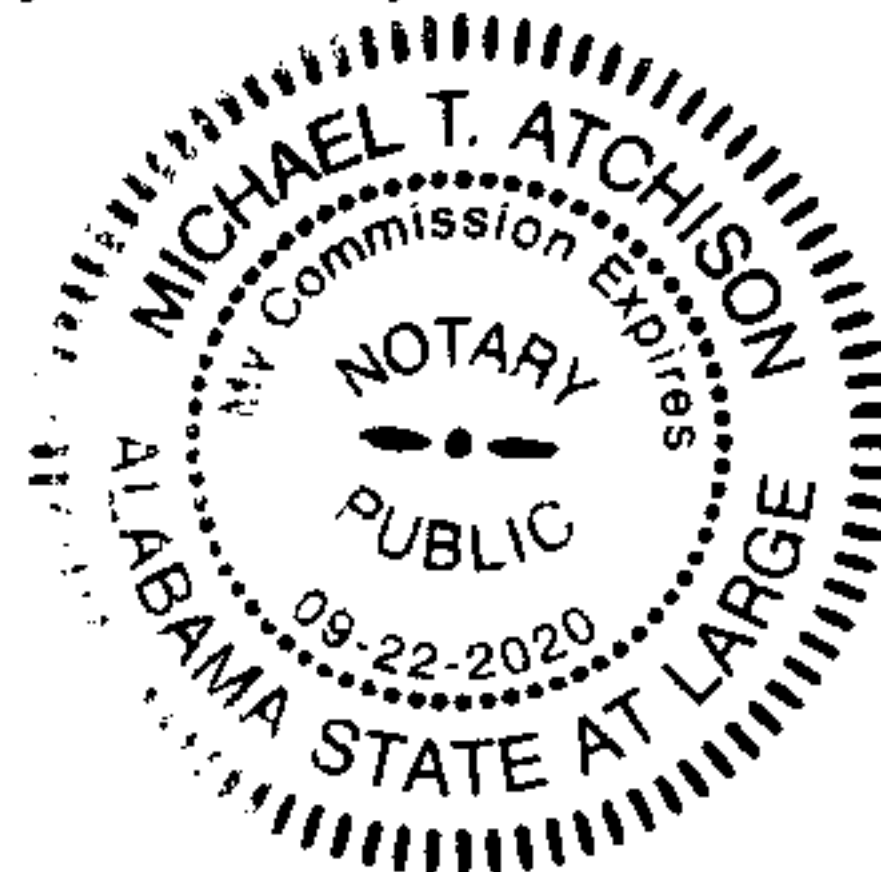
Given under my hand and official seal this the 19th day of January, 2018.



Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: September 22, 2020



Shelby County, AL 01/22/2018
State of Alabama
Deed Tax: \$25.00

20180122000021400 1/3 \$46.00
Shelby Cnty Judge of Probate, AL
01/22/2018 01:05:25 PM FILED/CERT

EXHIBIT A
LEGAL DESCRIPTION

From the NW corner of the SE 1/4 of the SE 1/4 of Section 21, Township 21 South, Range 1 West, Shelby County, Alabama, run South along the West line of the SE 1/4 of the SE 1/4 of the SE 1/4 of Section 21 for 597.00 feet + to the westerly right of way line of Shelby County Highway No. 26 to the point of beginning of subject parcel; from said point, continue said course South 723.0 feet + to the SW corner of the SE 1/4 of the SE 1/4 of the SE 1/4 of Section 21; thence continue South along the West line of the NE 1/4 of the NE 1/4 of Section 28 to the northerly right of way line of Alabama Highway No. 70; thence deflect left and run South 83 degrees 22 minutes East 212.5 feet + along the North right of way line of Alabama Highway No. 70; thence deflect left 45 degrees and run northeasterly 100.0 feet to the westerly right of way line of Shelby County Highway No. 26; thence run northwesterly 398.9 feet along the curved westerly right of way line of Shelby County Highway No. 26; thence continue northwesterly along the right of way line 135 feet + to the North line of the NE 1/4 of the NE 1/4 of Section 28; thence continue northwesterly and parallel to Shelby County Highway No. 26 along the westerly right of way line of Shelby County Highway No. 26, 755.0 feet + to the point of beginning; said parcel being situated in the SE 1/4 of the SE 1/4 of Section 21 and the NE 1/4 of the NE 1/4 of Section 28, Township 21 South, Range 1 West, being situated in Shelby County, Alabama.

LESS AND EXCEPT property in deed as recorded in Real Book 55, Page 860, in Probate Office of Shelby County, Alabama.



20180122000021400 2/3 \$46.00
Shelby Cnty Judge of Probate. AL
01/22/2018 01:05:25 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Maurice Wilson Reddell
Mailing Address 1720 Alston Farm Road
Columbiana AL 35051
Property Address Co. Rd. 26
Columbiana, AL 35051

Grantee's Name Scottie Dean Holden
Mailing Address 6285 Fork Smith Drive
Suite 114
Bessemer, AL 35022
Date of Sale January 19, 2018
Total Purchase Price \$82,500.00
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 ☐ 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 January 12, 2018

Print Maurice Wilson Reddell

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

20180122000021400 3/3 \$46.00
Shelby Cnty Judge of Probate, AL
01/22/2018 01:05:25 PM FILED/CERT

Form RT-1