

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

*This instrument was prepared by:*  
**Mike T. Atchison**  
**Attorney At Law, Inc.**  
**P O Box 822**  
**Columbiana, AL 35051**

*Send Tax Notice to:*  
**Melba S. Poe**  
**4505 Old Tavern Rd**  
**B'ham, AL 35242**

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **FOUR HUNDRED FORTY SIX THOUSAND DOLLARS AND ZERO CENTS (\$446,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Lois B. Salser, a single woman (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Tina S. Rees and Melba S. Poe (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

*See attached Exhibit A for Legal Description.*

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2018.
2. Easements, restrictions, rights of way, and permits of record.

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 15<sup>th</sup> day of February, 2018.

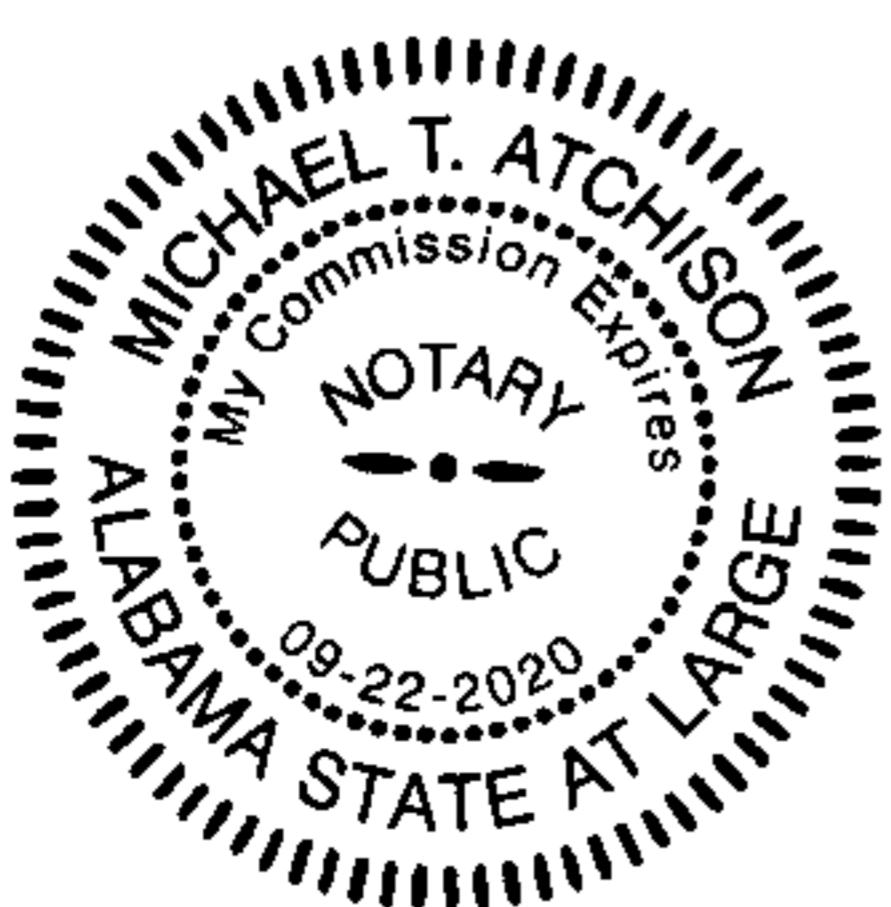
*Lois B. Salser*  
**Lois B. Salser**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Lois B. Salser**, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5<sup>th</sup> day of February, 2018.

*Notary Public*  
**My Commission Expires: 9/22/2020**

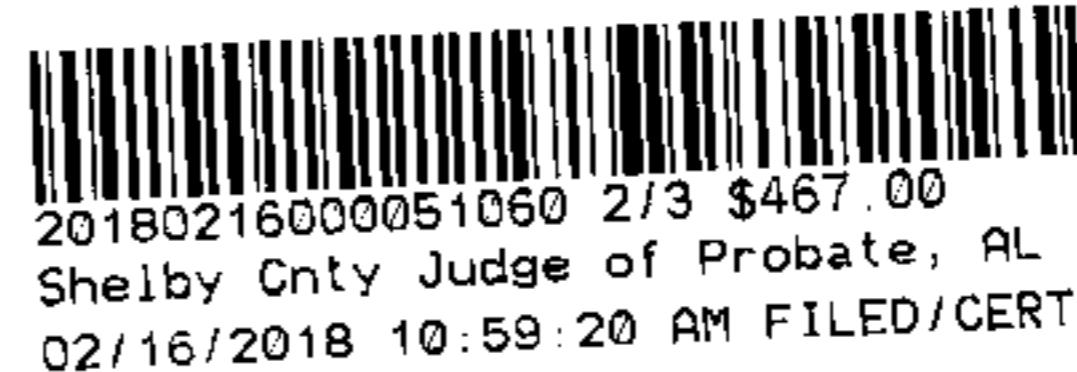


  
20180216000051060 1/3 \$467.00  
Shelby Cnty Judge of Probate, AL  
02/16/2018 10:59:20 AM FILED/CERT

Shelby County, AL 02/16/2018  
State of Alabama  
Deed Tax:\$446.00

## EXHIBIT A – LEGAL DESCRIPTION

Commence at the NW corner of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 26, Township 10 South, Range 1 West; thence run Southerly along the West line thereof 1257.08feet to the Northerly R/W of Highway 280; thence 99°15'5" left run Easterly along said R/W line for 936.25 feet to a point of a curve to the right, having a central angel of 1°8'12" a radius of 12927.74 feet, and a arc length of 256.50 feet; thence 0°34'06" right to chord run easterly along said chord for 256.49 feet; thence 79°21'24" left run northerly for 125.00 feet; thence 80°9'39" right run easterly for 172.35 feet to the POINT OF BEGINNING; thence 81°31'37" left run northerly for 450.63 feet to the Southerly R/W of Old Highway 280; thence 93°58'51" left run westerly along said R/W for 352.81 feet; thence 85°55'38" left run Southerly for 420.10 feet; thence 89°6'39" left run easterly for 352.68 feet to the POINT OF BEGINNING.



Grantor's Name  
Mailing Address

Lois Salsen  
4505 Old Tawny Rd.  
Bham, AL 35242

Grantee's Name  
Mailing Address

Melba S. Poe  
4505 Old Tawny Rd.  
Bham, AL 35242

Property Address

9001 Old 280 Hwy  
Chelsea, AL 35043

Date of Sale 2-15-18  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 446,000

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

Off

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 2-15-18

Print Lois B. Salsen

Sign Lois B. Salsen

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

