

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
G W Weldon
8850 Old Highway 280
Chelsea, AL 35043

EASEMENT DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FOURTEEN THOUSAND DOLLARS and NO/00 (\$14,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Alicia Misso**, a Single woman, grant, bargain, sell and convey unto, **G. W. Weldon, Burlin D. McManus, and Sherria Guthrie**, 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 17th day of April, 2018.

Alicia Misso

Alicia Misso

20180509000158830 1/3 \$35.00
Shelby Cnty Judge of Probate, AL
05/09/2018 11:32:01 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
Alicia Misso

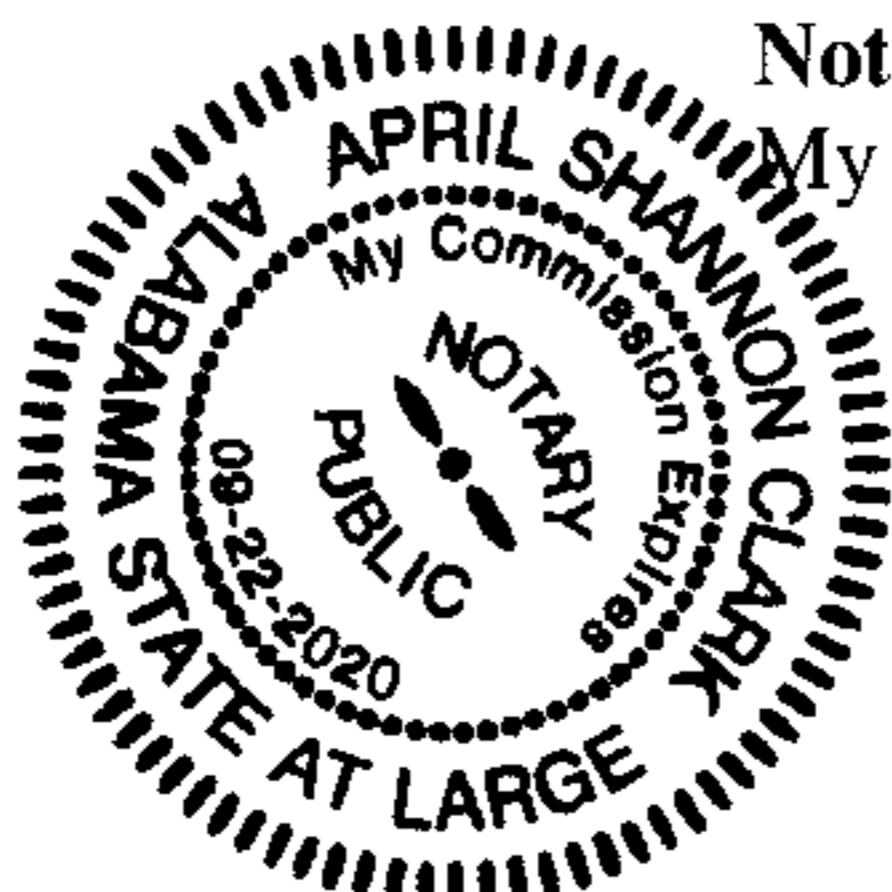
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of April, 2018.

April Clark

Notary Public

My Commission Expires: 9/22/2020

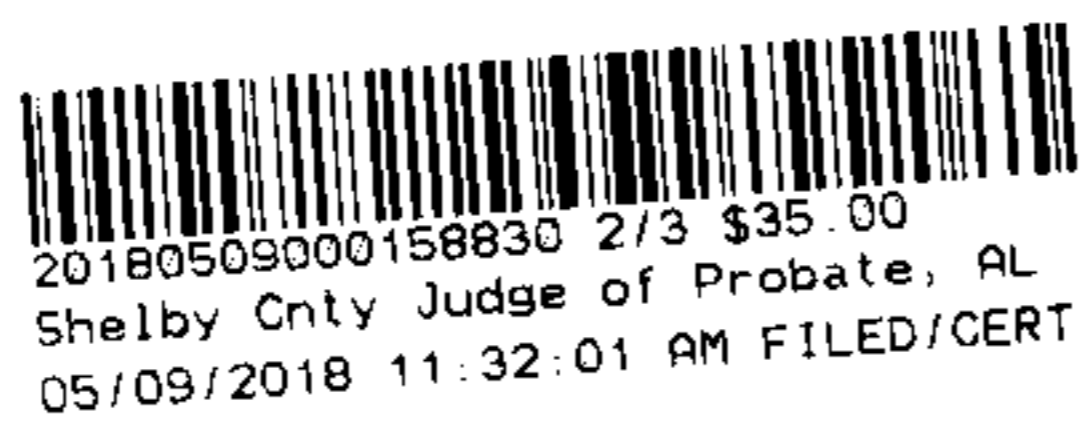


Shelby County, AL 05/09/2018
State of Alabama
Deed Tax: \$14.00

EXHIBIT A – LEGAL DESCRIPTION

Commence at the SW Corner of the NE 1/4 of the NE 1/4 of Section 22, Township 18 South, Range 1 East, Shelby County, Alabama; thence N88°49'00"E, a distance of 162.12'; thence N88°42'25"E, a distance of 468.12' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 30.00'; thence N00°00'31"E, a distance of 327.03' to the Southerly R.O.W. line of Old Deer Creek Road, Prescriptive R.O.W., and the beginning of a non-tangent curve to the right, having a radius of 1400.00, a central angle of 01°19'32". and subtended by a chord which bears S67°50'15"W, and a chord distance of 32.39'; thence along the arc of said curve and said R.O.W. line, a distance of 32.39'; thence S00°00'31"W and leaving said R.O.W. line, a distance of 315.49' to the POINT OF BEGINNING.

Said Parcel containing 0.22 acres, more or less.



Real Estate Sales Validation Form

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

Grantor's Name Alicia Misso
Mailing Address 889 Old Deer Creek Rd
Storvick, AL 35147

Grantee's Name G W Weldon
Mailing Address 8850 Old Highway 280
Chelsea, AL 35043

Property Address N/A

Date of Sale 4-17-18
Total Purchase Price \$ 14,000.00
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 _____

Print Alicia Misso

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

