

This instrument was prepared without
benefit of title evidence by:

Grantee's address:
465 Salser Lane
Columbiana, AL 35051

Joshua D. Arnold
P.O. Box 587, Columbiana, Alabama 35051

STATUTORY WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned VGD, LLC, an Alabama Limited Liability Company, (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Joshua D. Arnold and his wife, Leslie S. Arnold, (herein referred to as GRANTEE, whether one or more)) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of is right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A."

Subject to the 2018 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, and rights of way of record.

The above described property is the homestead of the GRANTOR.

\$90,000.00 of the consideration stated above was paid by a purchase money mortgage executed simultaneously herewith.

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

And GRANTOR does for GRANTOR and GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S 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 and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal,
this the 12th day of MAY, 2018.


Michael Border, Managing Member
VGD, LLC

CORPORATE ACKNOWLEDGEMENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

Before me, the undersigned, a Notary Public, in and for the said County and State, personally appeared Michael Border, whose name is signed to the above instrument as Managing Member of the VGD, LLC, an Alabama Limited Liability Company, and who is known to me, acknowledged before me on this date that, being informed of the contents of said instrument, as such officer and with full authority, executed the same voluntarily for and as the act of said association, acting in the capacity as aforesaid.

Given under my hand and official seal this the 12th day of MAY, 2018.

[NOTARY SEAL]


Notary Public
My Commission Expires:




20180514000164370 2/4 \$25.00
Shelby Cnty Judge of Probate, AL
05/14/2018 08:34:44 AM FILED/CERT

SEE ATTACHED LEGAL DESCRIPTION

The land referred to in this contract is described as follows:

Commence at a 1" open top pipe in place being the Southwest corner of the Northwest one-fourth of the Southeast one-fourth of Section 1, Township 20 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 48° 14' 02" West for a distance of 210.61 feet to a 4" x 4" monument in place; thence proceed South 00° 07' 42" East for a distance of 419.32 feet (set ½" rebar); thence proceed North 88° 59' 58" East for a distance of 448.41 feet (set ½" rebar); thence proceed North 00° 08' 44" East for a distance of 413.32 feet to a ½" rebar in place; thence proceed North 89° 39' 13" West for a distance of 124.14 feet to a ½" rebar in place; thence proceed North 09° 37' 58" West for a distance of 70.51 feet to a ½" rebar in place; thence proceed North 09° 02' 30" West for a distance of 44.55 feet to a ½" rebar in place; thence proceed North 00° 22' 19" West for a distance of 34.41 feet to a ½" rebar in place; thence proceed North 10° 51' 02" East for a distance of 61.94 feet to a ½" rebar in place; thence proceed North 05° 28' 51" East for a distance of 70.50 feet to a ½" rebar in place; thence proceed North 46° 49' 47" East for a distance of 118.06 feet to a ½" rebar in place, said point being located on the Westerly right-of-way of Shelby County Road No. 447; thence proceed North 35° 17' 51" West along the Westerly right-of-way of said road for a distance of 51.26 feet to a ½" rebar in place; thence proceed North 89° 37' 33" West for a distance of 226.19 feet to a 1" open top pipe in place, said point being located on the West boundary of said quarter-quarter section; thence proceed South 00° 15' 56" East along the West boundary of said quarter-quarter section for a distance of 265.32 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Southeast one-fourth, the Southeast one-fourth of the Southwest one-fourth and the Northwest one-fourth of the Southeast one-fourth of Section 1, Township 20 South, Range 1 West, Shelby County, Alabama and contains 6.2 acres.

Parcel ID 15-1-01-000-016.000 Shelby County, AL



20180514000164370 3/4 \$25.00
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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 VGD, LLC
Mailing Address 3117 BLUE LAKE DRIVE
STE. 201
VESTALIA, AL 35243

Grantee's Name JOSHUA D. & LESLIE S. ARNOLD
Mailing Address 465 SALSER LANE
COLUMBIA, AL 35051

Property Address 515 SALSER LANE
COLUMBIA, AL 35051

Date of Sale 05-08-2018
Total Purchase Price \$ 90,000.00
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 05-14-2018

Print JOSHUA D. ARNOLD

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

☒ Unattested



20180514000164370 4/4 \$25.00
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