

Instrument prepared by:
Jon J Rutledge, LLC
Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
PH: 205-795-2088


20180530000188500 1/4 \$266.50
Shelby Cnty Judge of Probate, AL
05/30/2018 10:28:53 AM FILED/CERT

SEND TAX NOTICE TO:

Nan Galbreath
2181 Grants Mill Road
Birmingham, AL 35210

(THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE)

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

THIS INDENTURE, Made and entered into on this the 30th day of May, 2018, by and between ARCHON, LLC, Grantor, and NAN ELLIS GALBREATH, Grantee.

WITNESSETH: That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid by said Grantee unto said Grantor, the receipt of which sum of money is hereby acknowledged, the said Grantor has bargained and sold, and by these presents does hereby grant, bargain, sell and convey unto the said NAN ELLIS GALBREATH, the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL I:

The East ½ of the NE ¼ of Section 33, Township 21 South, Range 1 West, and lying East of Waxahatchee Creek.

PARCEL II:

Part of the NW ¼ of SW ¼ of Section 34, Township 21, Range 1 West, described as follows: Begin at the Northwest corner of said forty acres and run East along the North line of said Quarter-Quarter section 70 yards; thence South 140 yards and parallel with the West line of said forty acres to the old Columbiana-Calera Road; thence West along said old Columbiana-Calera Road 70 yards to the West line of said Quarter-Quarter section; thence North along said West line of said Quarter-Quarter section 140 yards, more or less to the point of beginning.

LESS & EXCEPT FROM PARCELL II:

Commence at the Northwest corner of the Northwest Quarter of the Southwest Quarter of Section 34, Township 21 South, Range 1 West, Shelby County,

Alabama; thence run North 88 degrees 30 minutes 57 seconds East along the North line of said 1/4-1/4 a distance of 87.00 feet to the point of beginning; thence continue along same course a distance of 104 feet to a point; thence run South parallel to the West line of said 1/4-1/4 Section a distance of 420 feet to a point; thence run West parallel to the North line of said 1/4-1/4 Section a distance of 104 feet to a point; thence run North parallel to the West line of said 1/4-1/4 a distance of 420 feet to the point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year and subsequent years;
2. Restrictions, reservations, conditions, and easements of record, if any; and
3. Any minerals or mineral rights leased, granted, or retained by prior owners.

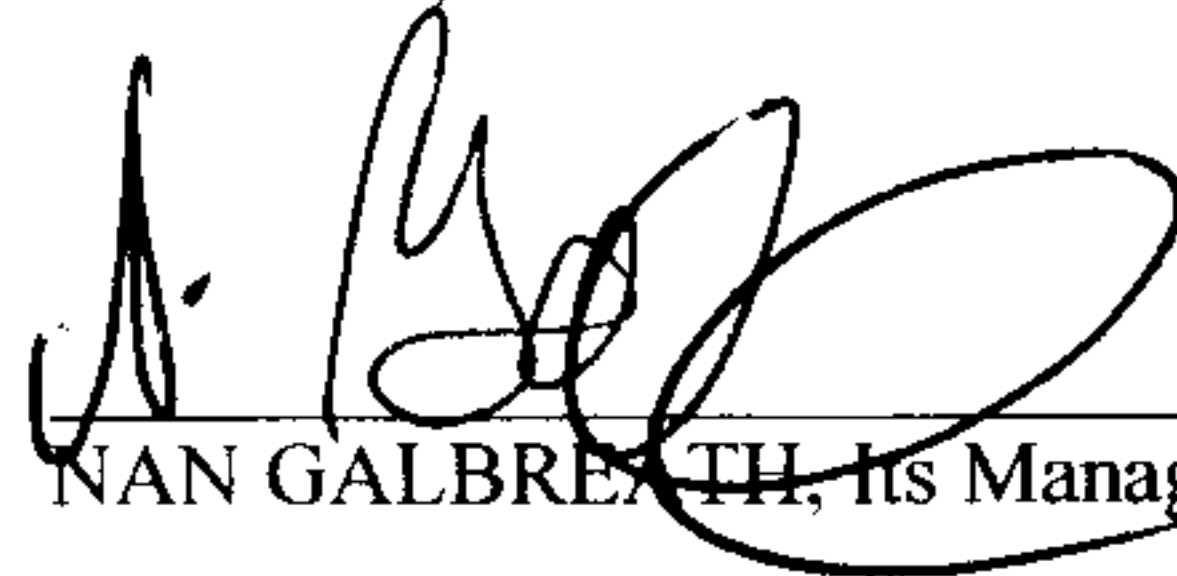
SOURCE OF TITLE: Being the same property conveyed to ARCHON, LLC, by Warranty Deed from Linda C. Skipper, Larry R. Skipper and Kathy Long Skipper, dated April 25, 2018 and recorded April 27, 2018, by instrument number 20180427000143160 in the Probate Court of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said NAN ELLIS GALBREATH, her heirs and assigns, forever.

And for the consideration aforesaid, said Grantor hereby covenants with said Grantee that it is seized of a good and indefeasible estate in fee simple in and to said real estate; that it has a good and lawful right to sell and convey the same; that the same is free from any liens or encumbrances, and that it will, and its successors and assigns shall forever warrant and defend the title to said real estate unto said Grantee, her heirs and assigns, from and against the lawful title, claims and demands of any and all persons whomsoever.

IN WITNESS WHEREOF, the undersigned ARCHON, LLC has caused its name to be hereunto signed by NAN GALBREATH, its Manager, with full authority in the premises on this the day and year first hereinabove written.

ARCHON, LLC



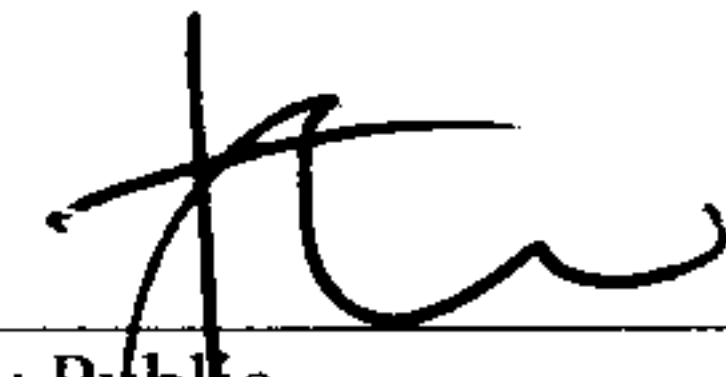
NAN GALBREATH, its Manager


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STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that NAN GALBREATH, whose name as Manager of ARCHON, LLC, 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 said conveyance she, as such officer, executed the same for and as the act of said LLC, with full authority in the premises.

Given under my hand and seal of office this the 30th day of May, 2018.



Notary Public
My Commission Expires: 7-17-2018


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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 Archon, LLC
Mailing Address 2181 Grants Mill Road
Birmingham, AL 35210

Grantee's Name Nan Ellis Galbreath
Mailing Address 2181 Grants Mill Road
Birmingham, AL 35210

Property Address 180 Gibson Road
Columbian, AL 35051

Date of Sale 5-30-18
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 242,470

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 tax assessor

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 5-30-18

Print Jon J RyHedge

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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