

This Instrument was Prepared by:

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

File No.: S-18-24640

Send Tax Notice To: William Christopher Barker

3488 Blue Springs Road  
Wilsonville, AL 35186

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Three Thousand Dollars and No Cents (\$103,000.00)**, 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, **David B. Atchison and Ruby G. Atchison**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **William Christopher Barker**, (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.

**\$103,000.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

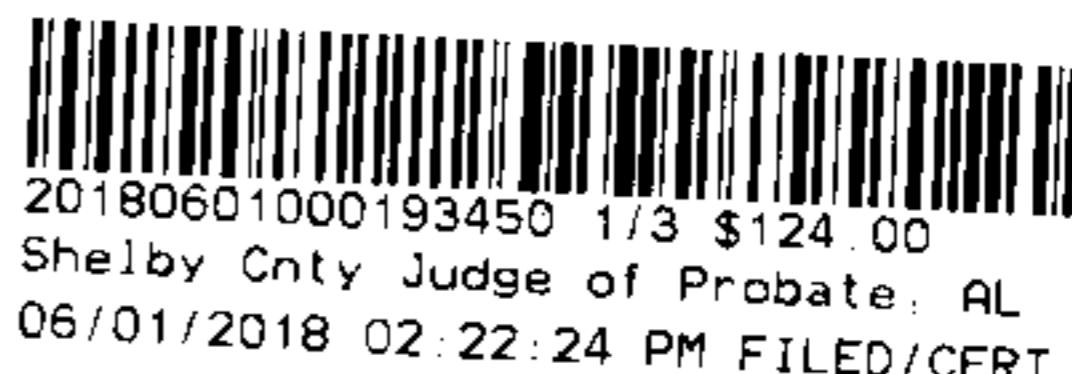
TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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 29th day of May, 2018.

David B. Atchison  
David B. Atchison

Ruby G. Atchison  
Ruby G. Atchison

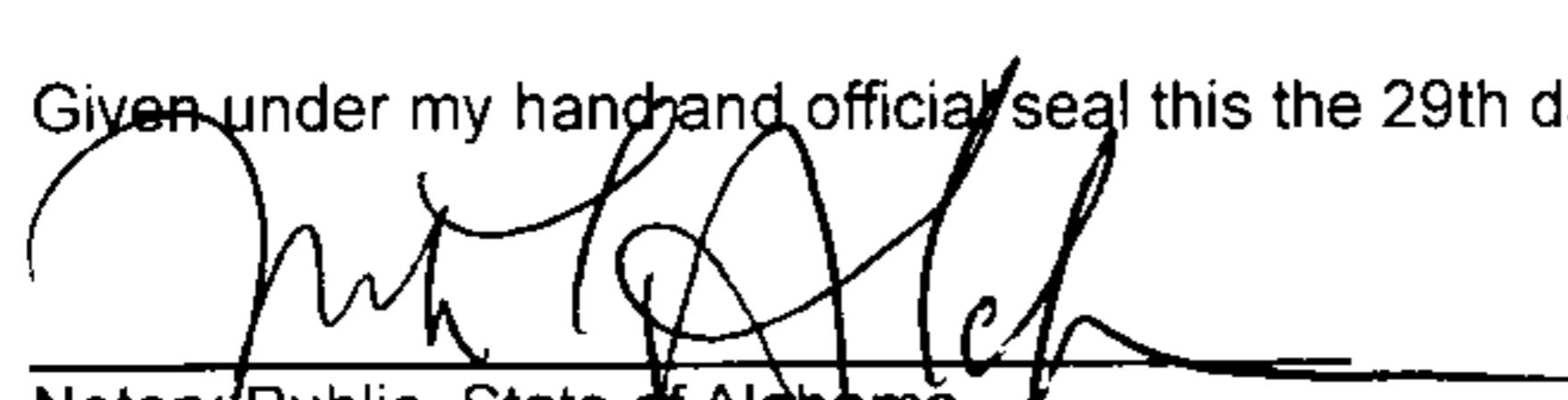


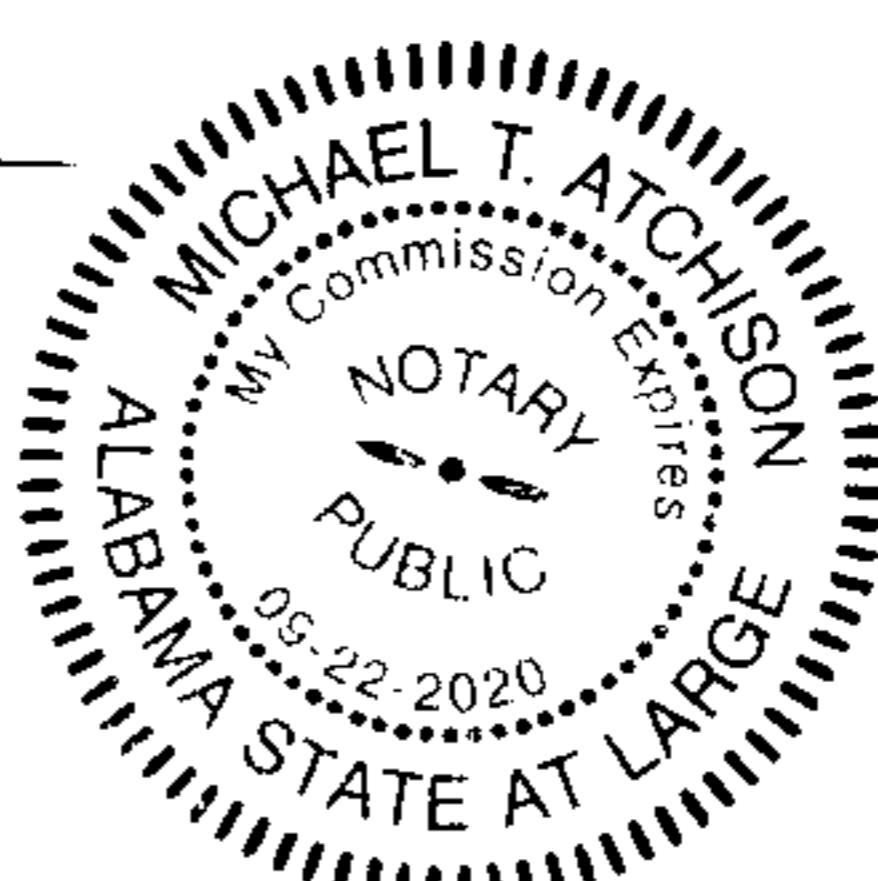
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that David B. Atchison and Ruby G. Atchison, 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 29th day of May, 2018.

  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: September 22, 2020



Shelby County, AL 06/01/2018  
State of Alabama  
Deed Tax: \$103.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land located in the NW 1/4 of the NW 1/4 of Section 1, Township 21 south, Range 1 East, Shelby County, Alabama, described as follows:

Commence at the Southeast corner of said 1/4-1/4 Section and run West along the South boundary 26.44 feet to the point of beginning; thence continue on the same line 210 feet; thence turn 84 degrees 29 minutes 55 seconds right and run Northerly 210 feet; thence turn 95 degrees 30 minutes 05 seconds right and run East 210 feet to the intersection of the West right of way of a paved county road; thence turn 84 degrees 29 minutes 55 seconds right and run Southerly along said right of way 210 feet to the point of beginning.

Situated in Shelby County, Alabama.



20180601000193450 2/3 \$124.00  
Shelby Cnty Judge of Probate, AL  
06/01/2018 02:22:24 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	David B. Atchison Ruby G. Atchison	Grantee's Name	William Christopher Barker
Mailing Address	<u>1736 Hwy 48</u> <u>Wilsonville, AL 35186</u>	Mailing Address	<u>3488 Blue Springs Road</u> <u>Wilsonville, AL 35186</u>
Property Address	<u>3488 Blue Springs Road</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>May 29, 2018</u>
		Total Purchase Price	<u>\$103,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 or the assessor's current market value.

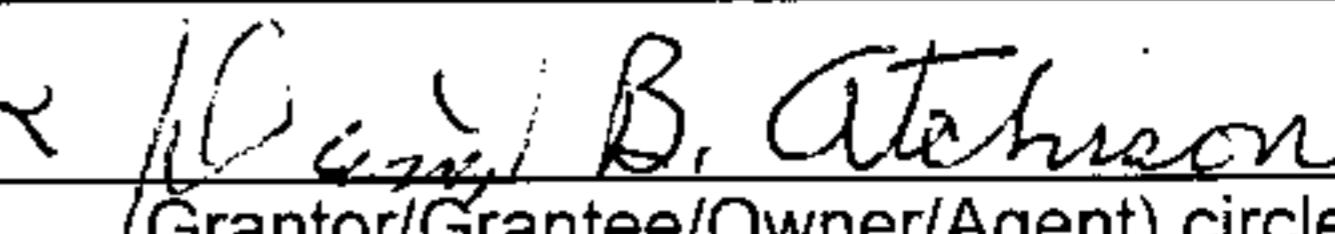
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 May 25, 2018

Print David B. Atchison

Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20180601000193450 3/3 \$124.00  
Shelby Cnty Judge of Probate, AL  
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