

This Instrument was Prepared by:

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

File No.: MV-18-24433

Send Tax Notice To: Roy Walter Scholl, IV
119 Nolen Lane
Alabaster, AL 35007

WARRANTY DEED

20180618000215000 1/3 \$47.00
Shelby Cnty Judge of Probate, AL
06/18/2018 01:37:14 PM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Nineteen Thousand Five Hundred Dollars and No Cents (\$119,500.00)**, 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, **William A. Nall and Rebecca B. Nall, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Roy Walter Scholl, IV**, (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

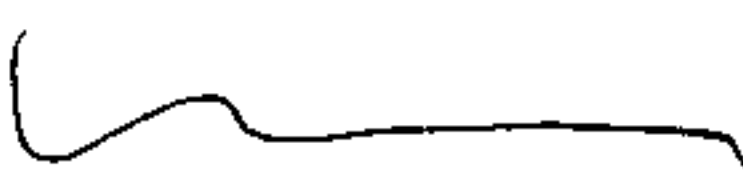
Property may be subject to 2018 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$93,800.00 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 4th day of June, 2018.



William A. Nall



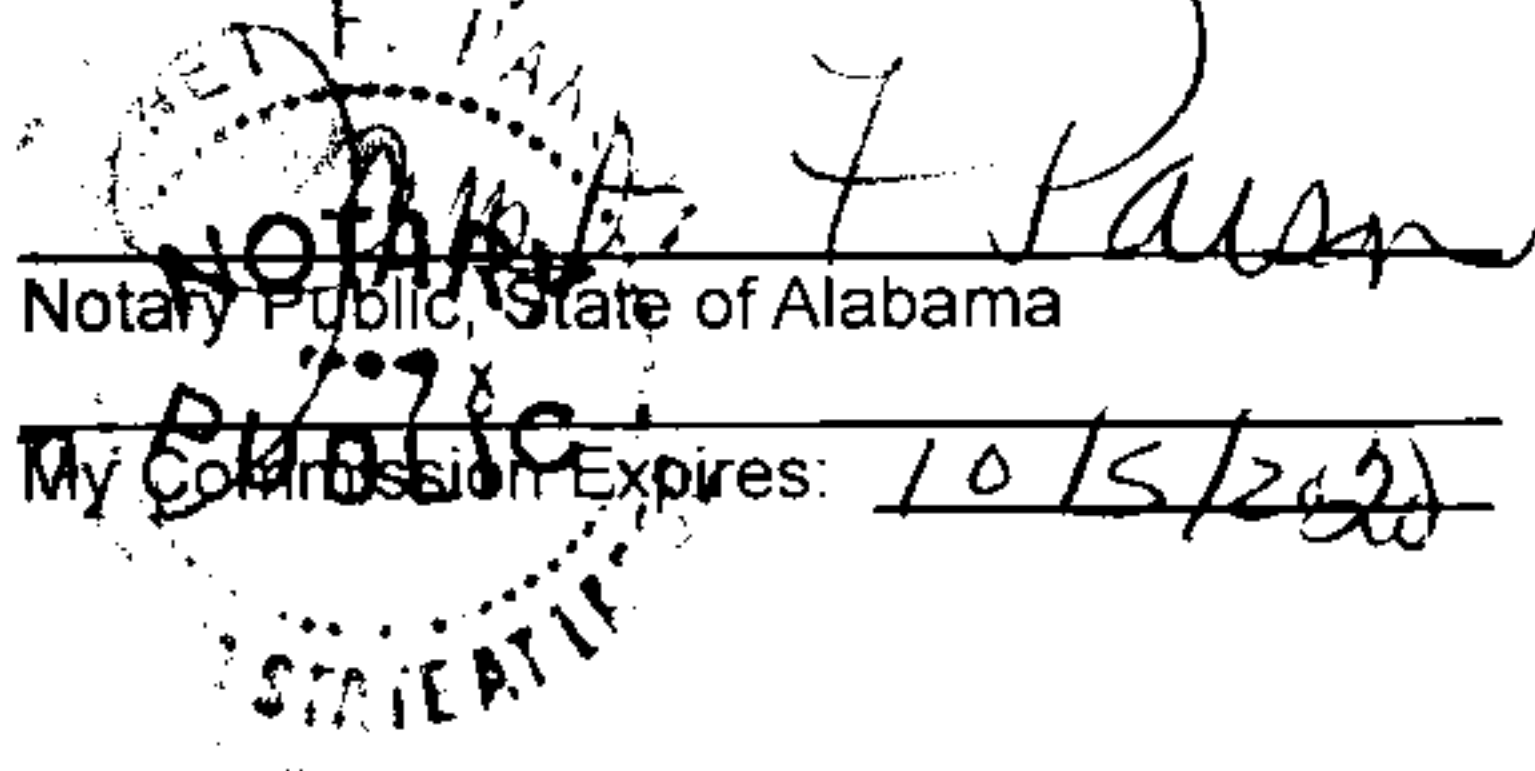
Rebecca B. Nall

State of Alabama

County of Shelby

I, Janet F. Parson, a Notary Public in and for the said County in said State, hereby certify that William A. Nall and Rebecca B. Nall, 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 4th day of June, 2018.



Notary Public, State of Alabama
My Commission Expires: 10/15/2020

Shelby County, AL 06/18/2018
State of Alabama
Deed Tax: \$26.00

EXHIBIT "A"
LEGAL DESCRIPTION

From the NW corner of the SW 14 of Section 17, Township 21 South, Range 2 West, run South 43 degrees 45 minutes East for 29.0 feet; thence run South 01 degree 20 minutes East for 245.3 feet; thence run South 28 degrees 00 minutes East 393.59 feet; thence run North 81 degrees 47 minutes 20 seconds East for 222.03 feet to the point of beginning of the land herein described; thence continue North 81 degrees 47 minutes 20 seconds East for 184.04 feet; thence North 07 degrees 31 minutes 40 seconds West for 226.5 feet; thence South 82 degrees 28 minutes 20 seconds West for 156.32 feet; thence South 01 degrees 49 minutes East for 228.0 feet, more or less, to the point of beginning. This land being a part of the NW 1/4 of the SW 1/4 of Section 17, Township 21 South, Range 2 West, Shelby County, Alabama. There is excepted fro the above described land a portion of the right of way for the existing 14-foot chert road.

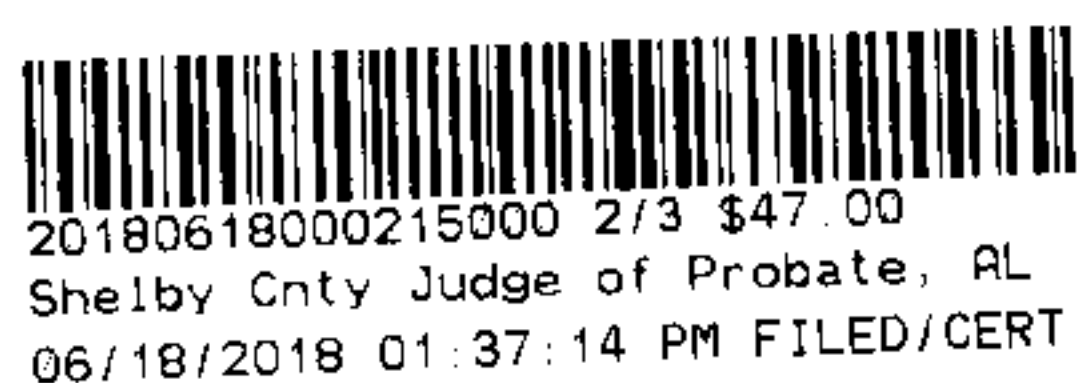
Commence at the NW corner of the SW 1/4 of Section 17, Township 21 South, Range 2 West, Shelby County, Alabama; thence South 43 degrees 45 minutes 00 seconds East for a distance of 29.00 feet; thence South 03 degrees 10 minutes 59 seconds East for a distance of 44.65 feet; thence South 00 degrees 55 minutes 19 seconds East for a distance of 200.75 feet; thence South 25 degrees 02 minutes 46 seconds East for a distance of 51.50 feet; thence North 86 degrees 14 minutes 54 seconds East for a distance of 373.45 feet; thence South 01 degrees 29 minutes 50 seconds East for a distance of 264.13 feet; thence North 81 degrees 39 minutes 44 seconds East for a distance of 8.64 feet to the point of beginning; thence continue along the last described course, a distance of 30.00 feet; thence South 27 degrees 33 minutes 22 seconds East for a distance of 14.79 feet; thence South 78 degrees 10 minutes 35 seconds West for a distance of 30.00 feet; thence North 25 degrees 39 minutes 26 seconds West for a distance of 16.54 feet to the point of beginning.

All that portion of land lying South of the above described parcels of land and North of the boundary line as established by Quitclaim, Mutual Release and Boundary Line Agreement, by and between Ben C. Franklin and Jane B. Franklin, husband and wife, and William A. Nall and Rebecca B. Nall, husband and wife, as recorded in Instrument #20111011000301160, in Probate Office, said boundary line described as follows:

A common property line in between the Franklin parcel and Nall parcels located in the Southwest Quarter (SW 1/4) of Section 17, Township 21 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter (SW 1/4) of Section 17, Township 21 South, Range 2 West, Shelby County, Alabama; thence run South 43 degrees 45 minutes 00 seconds East for a distance of 29.00 feet; thence run South 01 degrees 20 minutes 00 seconds East for a distance of 245.40 feet; thence run South 45 degrees 22 minutes 10 seconds East for a distance of 452.53 feet; thence run North 77 degrees 49 minutes 35 seconds East for a distance of 127.05 feet to the point of beginning; thence run North 18 degrees 54 minutes 00 seconds West for a distance of 14.40 feet; thence run North 80 degrees 46 minutes 31 seconds East for a distance of 71.16 feet; thence run North 84 degrees 28 minutes 28 seconds East for a distance of 52.44 feet; thence run South 86 degrees 09 minutes 02 seconds East for a distance of 17.40 feet to the end of said common property line.

SOURCE OF TITLE: Instrument #20060809000385030, being a Warranty Deed, Joint Tenants with Right of Survivorship, dated July 28, 2006, to William A. Nall and Rebecca B. Nall (as to part); Instrument #20080610000236610, being a Warranty Deed, Joint Tenants with Right of Survivorship, dated June 10, 2008, to William A. Nall and Rebecca B. Nall (as to part); and Instrument #20111011000301160, being a Quitclaim, Mutual Release and Boundary Line Agreement by and between Ben C. Franklin and Jane B. Franklin, husband and wife, and William A. Nall and Rebecca B. Nall, husband and wife, dated October 6, 2011 (as to remainder).



Real Estate Sales Validation Form

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

Grantor's Name	William A. Nall Rebecca B. Nall	Grantee's Name	Roy Walter Scholl, IV
Mailing Address		Mailing Address	119 Nolen Lane Alabaster, AL 35007
Property Address	119 Nolen Lane Alabaster, AL 35007	Date of Sale	June 04, 2018
		Total Purchase Price	\$119,500.00
		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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ 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 of 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 June 01, 2018

Print William A. Nall

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

20180618000215000 3/3 \$47.00
Shelby Cnty Judge of Probate, AL
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Form RT-1