

This instrument was prepared without benefit of survey by:

Grantee's address:
3825 Honeytree Lane
Virginia Beach, VA 23452

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

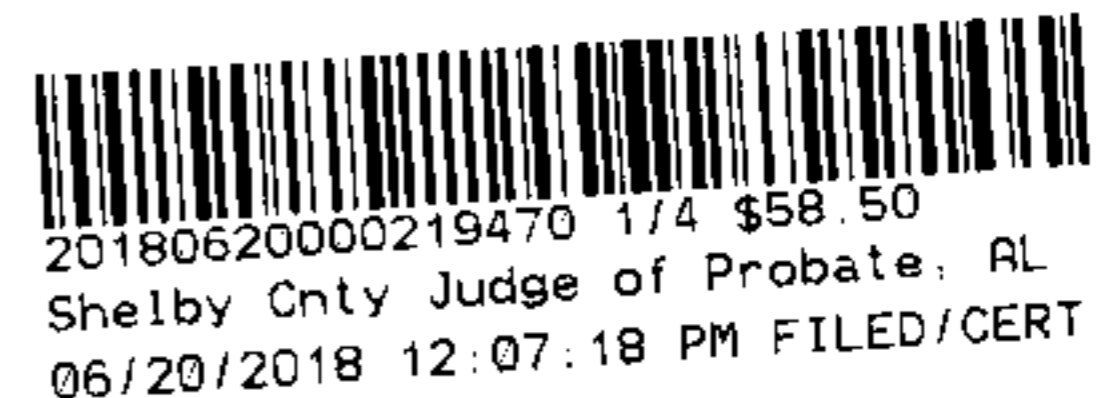
WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Donika Anderson-Wagner, an unmarried woman (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Donika Anderson-Wagner, unmarried, and Aaron Anderson, unmarried, (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 my right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

That certain lot of land situated on the South side of Sterrett Street in the Town of Columbiana, Alabama, and described as follows, to wit: Commencing at the Southwest corner of Section 24, Township 21 South, Range 1 West, and run thence North 03 degrees West a distance of 260.5 feet to a point; run thence North 85 degrees and 6 minutes East a distance of 202.85 feet to the point of beginning of the lot herein described and conveyed, and being the Southeast corner of the lot this day conveyed by the grantors to Fred Davis: Run thence North 85 degrees and 6 minutes a distance of 80 feet to the Southwest corner of the lot sold by G.N. Webber to George Holcombe, as shown in Deed Book 128, on page 284, in the office of the Judge of Probate of Shelby County, Alabama; run thence North 9 degrees and 20 minutes West, a distance of 258.698 feet, more or less, to the South line of Sterrett Street; run thence South 83 degrees and 42 minutes West along the South line of Sterrett Street, a distance of 80 feet along said Sterrett Street; run thence South 9 degrees and 20 minutes East, a distance of 253.18 feet to the point of beginning.



Subject to an easement for a join driveway for a distance, approximately, 60 feet South, from Sterrett Street, along the West line of that lot situated immediately East of the lands herein described as shown in Deed Book 128, on page 284, in the office of the Judge of Probate of Shelby County, Alabama.

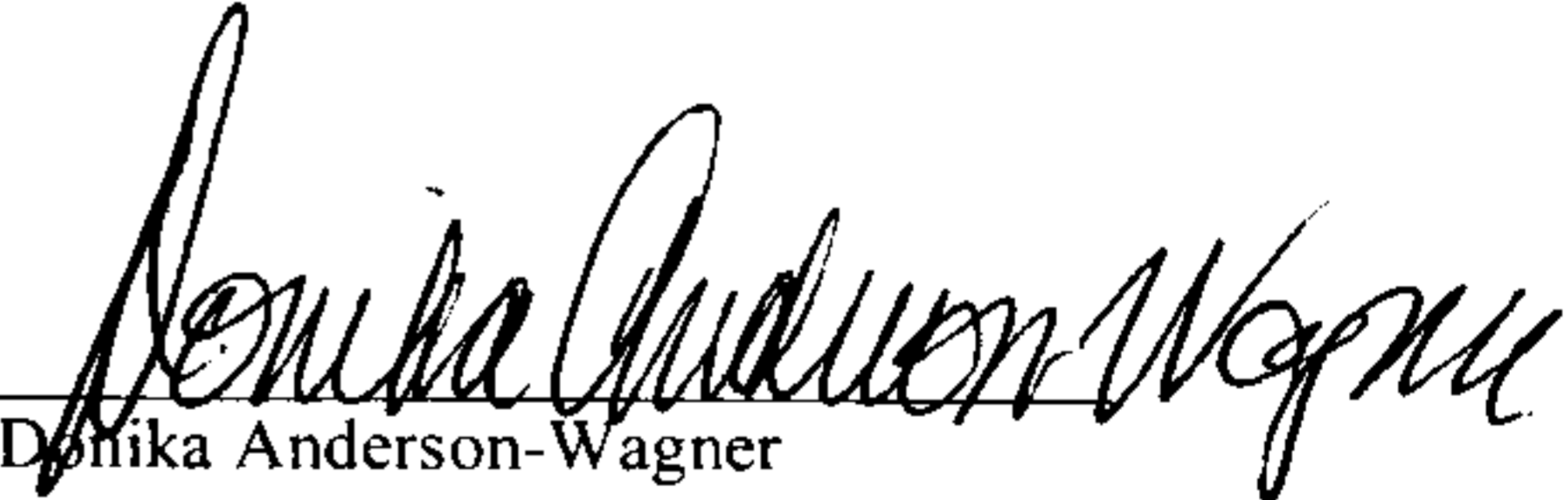
THIS CONVEYANCE IS MADE SUBJECT TO all easements, setback line requirements, reservations and restrictions and any Vendors Lien(s) which are of public record in the Office of the Judge of Probate of Shelby County, Alabama.

The above described property is not the homestead of GRANTOR or his/her spouse(s).

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivorship, 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.

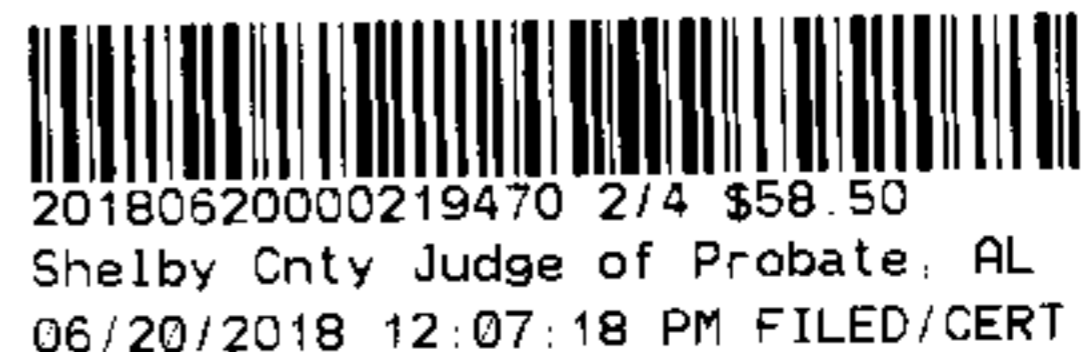
IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this the 15 day of June, 2018.


Donika Anderson-Wagner

STATE OF VIRGINIA)
CITY OF VIRGINIA BEACH)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donika Anderson-Wagner, whose name is signed to the foregoing conveyance, and who is known

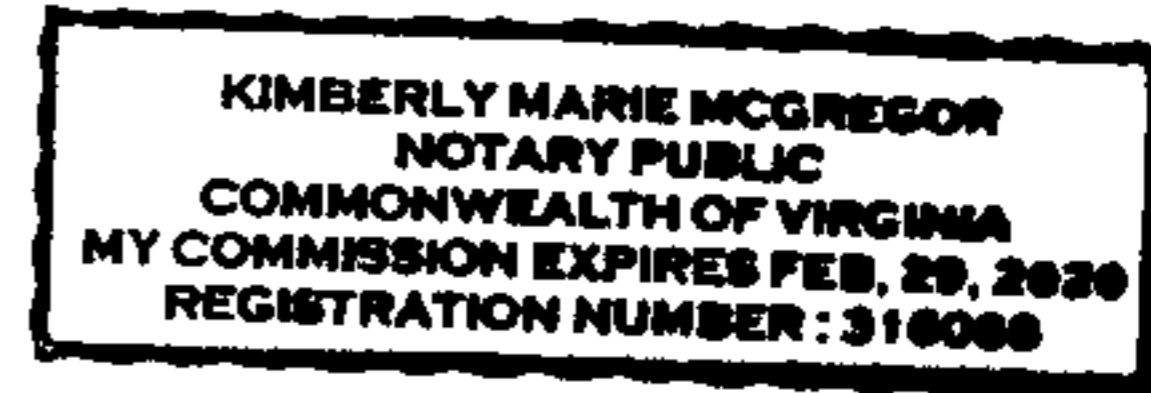


to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

2018. Given under my hand and official seal this the 15th day of June.

Kimberly Marie McGregor
Notary Public
My commission expires: 02/29/2020

Donita Audreton Wagner



20180620000219470 3/4 \$58.50
Shelby Cnty Judge of Probate, AL
06/20/2018 12:07:18 PM FILED/CERT

Real Estate Sales Validation Form

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

ARIZON

Grantor's Name Donika Anderson-Wagner
Mailing Address 3825 HONEYTREE LANE
VIRGINIA BEACH, VA 23452

Grantee's Name Donika Anderson-Wagner; ARIZON ANDERSON
Mailing Address 3825 HONEYTREE LANE
VIRGINIA BEACH, VA 23452

Property Address 111 EAST STENNETT STREET
COLUMBIA, AL 38251

Date of Sale 06-15-2018
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 34,500.00 (1/2 of ASSESSED 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 1/2 of the assessor's value for 1/2 interest conveyed to co-grantee Arizon Anderson

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 06-20-2018

Print JOSHUA D. ARNOLD

Unattested

Sign [Signature]

verified by)

(Grantor/Grantee/Owner/Agent) circle one

