

SEND TAX NOTICE TO:
Catherine Joyce Galbreath Odom
1724 Rex Lake Road
Leeds, AL 35094

This instrument prepared by:
Jon J Rutledge, LLC
Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
PH 205.601.8630

*****THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE*****

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

: KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten and 00/100 Dollars (\$10.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **NAN ELLIS GALBREATH**, an unmarried woman (hereinafter referred to as Grantor), do grant, bargain, sell and convey unto **CATHERINE JOYCE GALBREATH ODOM** (hereinafter referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of the Southeast one-fourth of the Northeast one-fourth of Section 33, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 00° 07' 30" East along the East boundary of said quarter-quarter section for a distance of 62.29 feet to the centerline of an existing dirt road; thence proceed North 58° 05' 44" West along the centerline of said dirt road for a distance of 62.01 feet; thence proceed North 69° 03' 26" West along the centerline of said dirt road for a distance of 259.17 feet; thence proceed North 59° 17' 08" West along the centerline of said dirt road for a distance of 93.53 feet; thence proceed North 42° 54' 29" West along the centerline of said dirt road for a distance of 157.46 feet; thence proceed North 50° 58' 35" West along the centerline of said dirt road for a distance of 221.84 feet; thence proceed North 31° 33' 02" West along the centerline of said dirt road for a distance of 55.18 feet; thence proceed North 17° 25' 39" West along the centerline of said dirt road for a distance of 126.90 feet; thence proceed North 44° 22' 28" West along the centerline of said dirt road for a distance of 177.83 feet; thence proceed North 33° 09' 51" West along the centerline of said dirt road for a distance of 185.07 feet; thence proceed North 16° 14' 23" West along the centerline of said dirt road for a distance of 89.33 feet; thence proceed North 11° 07' 53" East for a distance of 130.96 feet; thence proceed North 05°

Shelby County: AL 06/29/2018
State of Alabama
Deed Tax: \$65.50


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46' 40" Est along the centerline of said dirt road for a distance of 69.53 feet; thence proceed North 09° 08' 30" West along the centerline of said dirt road for a distance of 221.51 feet; thence proceed North 16° 33' 31" East along the centerline of said dirt road for a distance of 115.77 feet; thence proceed North 55° 22' 54" East along the centerline of said dirt road for a distance of 265.14 feet; thence proceed North 49° 14' 11" East along the centerline of said dirt road for a distance of 53.90 feet; thence proceed North 56° 43' 30" East along the centerline of said dirt road for a distance of 53.88 feet; thence proceed North 45° 00' East along the centerline of said dirt road for a distance of 71.04 feet to its point of intersection with the North boundary of the South one-half of the Northeast one-fourth of the Northeast one-fourth of said Section; thence proceed South 86° 18' 40" West along the North boundary of said quarter-quarter section for a distance of 683.19 feet to the centerline of Waxahatchie Creek; thence proceed Southeasterly along the meandering centerline of said creek for a chord bearing and distance of South 04° 53' 34" East, 1813.81 feet to a point on the South boundary of said Southeast one-fourth of the Northeast one-fourth; thence proceed North 88° 21' 52" East along the South boundary of said quarter-quarter Section for a distance of 1115.11 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Northeast one-fourth and the Northeast one-fourth of the Northeast one-fourth of Section 33, Township 21 South, Range 1 West, Shelby County, Alabama and contains 21.0 acres.

The above-described property does not constitute the homestead of the Grantor.

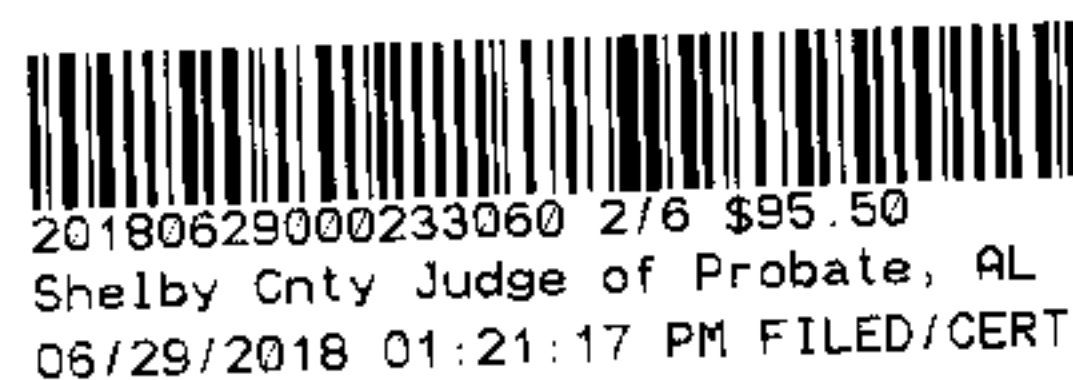
Subject to:

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: The above-described real estate constitutes a portion of those certain lands conveyed by general warranty deed from ARCHON, LLC to NAN ELLIS GALBREATH, recorded as Instrument Number 20180530000188500 on the 30th day of May, 2018, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said **CATHERINE JOYCE GALBREATH ODOM**, her heirs and assigns, forever.

And for the consideration aforesaid, said Grantor hereby covenants with said Grantee that she is seized of a good and indefeasible estate in fee simple in and to said real estate; that she has a good and lawful right to sell and convey the same; that the same is free from any liens or encumbrances, and that she will, and her 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.



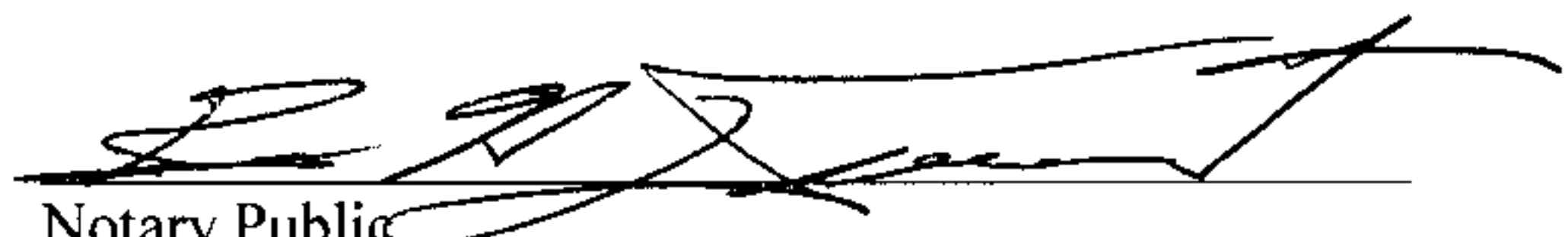
IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 27 day of June, 2018.

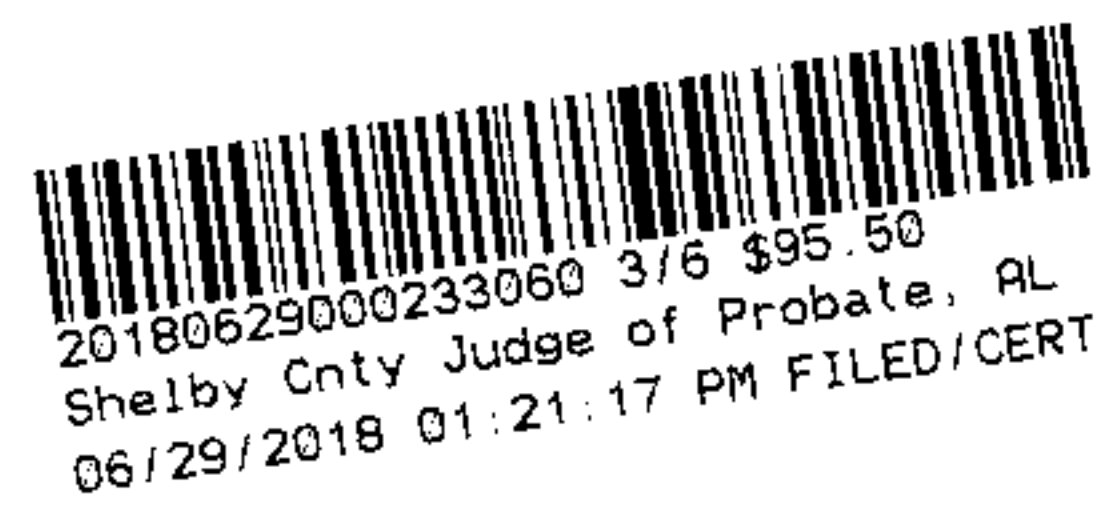

NAN ELLIS GALBREATH

STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned, Brian Dunnivant a Notary Public in and for said County in said State, hereby certify that **NAN ELLIS GALBREATH**, 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.

Given under my hand and seal of office this the 27th day of June, 2018.


Notary Public
My Commission Expires: 4-15-2019



BEARINGS TAKEN FROM SURVEY MADE
BY SID WHEELER
AL REG. NO. 16165, BY HIS DRAWING
NO. 05-025-2, DATED 6/12/07.

COORDINATES ASSUMED GRID



STATE OF ALABAMA
SHELBY COUNTY

I, James M. Ray, a Registered Land Surveyor in the State of Alabama, hereby certify that all parts of this survey and plot (or drawing) have been completed in accordance with the requirements of the Standards for the Practice of Surveying in the State of Alabama, being more particularly described as follows, to-wit: Commence at the Southeast corner of the Southeast one-fourth of the Northeast one-fourth of Section 33, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 00° 07' 30" East along the East boundary of said quarter-quarter section for a distance of 62.29 feet to the centerline of an existing dirt road; thence proceed North 58° 05' 44" West along the centerline of said dirt road for a distance of 62.01 feet; thence proceed North 69° 03' 26" West along the centerline of said dirt road for a distance of 259.17 feet; thence proceed North 59° 17' 08" West along the centerline of said dirt road for a distance of 93.53 feet; thence proceed North 42° 54' 29" West along the centerline of said dirt road for a distance of 157.46 feet; thence proceed North 50° 58' 35" West along the centerline of said dirt road for a distance of 221.84 feet; thence proceed North 31° 33' 02" West along the centerline of said dirt road for a distance of 55.18 feet; thence proceed North 17° 25' 39" West along the centerline of said dirt road for a distance of 126.90 feet; thence proceed North 44° 22' 28" West along the centerline of said dirt road for a distance of 177.83 feet; thence proceed North 33° 09' 51" West along the centerline of said dirt road for a distance of 185.07 feet; thence proceed North 16° 14' 23" West along the centerline of said dirt road for a distance of 89.33 feet; thence proceed North 11° 07' 53" East for a distance of 130.96 feet; thence proceed North 05° 46' 40" East along the centerline of said dirt road for a distance of 69.53 feet; thence proceed North 09° 08' 30" West along the centerline of said dirt road for a distance of 221.51 feet; thence proceed North 16° 33' 31" East along the centerline of said dirt road for a distance of 115.77 feet; thence proceed North 55° 22' 54" East along the centerline of said dirt road for a distance of 265.14 feet; thence proceed North 49° 14' 11" East along the centerline of said dirt road for a distance of 53.90 feet; thence proceed North 56° 43' 30" East along the centerline of said dirt road for a distance of 53.88 feet; thence proceed North 45° 00' East along the centerline of said dirt road for a distance of 71.04 feet to its point of intersection with the North boundary of the South one-half of the Northeast one-fourth of the Northeast one-fourth of said Section; thence proceed South 86° 18' 40" West along the North boundary of said quarter-quarter section for a distance of 683.19 feet to the centerline of Waxahatchie Creek; thence proceed Southeast along the meandering centerline of said creek for a chord bearing and distance of South 04° 53' 34" East, 1813.81 feet to a point on the South boundary of said Southeast one-fourth of the Northeast one-fourth; thence proceed North 88° 21' 52" East along the South boundary of said quarter-quarter Section for a distance of 1115.11 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Northeast one-fourth and the Northeast one-fourth of the Northeast one-fourth of Section 33, Township 21 South, Range 1 West, Shelby County, Alabama and contains 21.0

According to my survey this the 25th day of June, 2018.

James M. Ray, Ala. Reg. No. 18383
Ray and Gilliland, P. C., Ala. Board Cert. No. CA-0114-LS

Note: No title search of the public records has been performed by this firm and land shown hereon was not abstracted for easements and /or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. Underground portions of foundations and footings and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. We do not look for underground sewer or flip manhole covers.



POINT OF
BEGINNING
POINT OF
COMMENCEMENT
SE CORNER
SE NE
SECTION 33
SHELBY COUNTY AL

21 AC



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SE1/4-NE1/4
SEC. 33, T21S-R1W

S 88°21'52" W 1115.11' TO CENTERLINE CREEK
S 88°21'52" W 987.18' TO REBAR ON CREEK BANK+-

NE1/4-SE1/4
SEC. 33, T21S-R1W

P.O.B. PARCEL #1
P.O.B. PARCEL #2
1/2" CRIMPED
PIPE
N.W. COR.
NW1/4-SW1/4
SEC. 34,
T21S-R1W

LLOYD L. & DARLENE V. SMITH
INST. NO. 1997-25908

RAY & GILLILAND, P.C.

122 NORTH CALHOUN AVENUE P.O. BOX 1183 SYLACAUGA, ALABAMA 35150	TEL. NO. (256) 245-3243 FAX NO. (256) 245-3202 FILE SKIPPER
DRAWN BY: CMR	SCALE: 1" = 100'
BOUNDARY SURVEY	DATE: JUNE 2018

LLOYD SMITH
INST. NO. 1997-1975 AND
1997-4429 AND 1997-25908

PARCEL #2
0.20 Acres
1/2" REBAR
IN PLACE

PARCEL #1
0.84 Acres

MICHAEL FIDOLE
INST. NO. 2004-198730

2019

Application for Current Use Appraisal
for Class 00 Property

The undersigned hereby applies to the Tax Assessor of Shelby County, Alabama, to have the following described real property appraised for Ad Valorem Tax purposes at current use value.

Taxpayer:

Present ownership:

Mailing Address:

Telephone number:

E-mail Address:

Catherine Joyce Galbreath Adam
1724 Rex Lake Rd Leeds, AL 35094
205-369-3391
joy@abscofireplace.com

Description:

Uniform Parcel #:

County	Twp.	Area	Section	1/4 Sec	Block	Parcel
	21	8	33	0	000	001-000

split of

Attach aerial photographs if available.

Other description:

Current use of property:

a. Row Crop

b. Pasture Land:

c. Timberland:

d. Homesite:

e. Historic Building

or site

f.

Total Acreage:

Acres

Acres

Acres

Acres

Acres

Acres

Acres

Other information:

Is all or any part of the above described property zoned by any governmental body or agency?

Yes

No

If yes, for what purpose?

If property purchased within past five (5) years:

a. Date of purchase 6/27/18

Instrument #

b. Purchase Price: \$

c. Bought for homesite purpose (farming, timber, investment, development, etc.)

d. Value of improvements, timber, allotment, mineral rights, etc. that were included in the purchase price is estimated as follows:

\$

Value

Description

Taxpayer remarks:

Signature

Position

Firm

Subscribed and sworn to before me this

29th

day of

June

2018

Signed

Karen Melsen

20180629000233060 5/6 \$95.50
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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 Nan Galbreath
Mailing Address 2181 Grants Mill Rd
Irondale, AL
35210

Grantee's Name Catherine Odom
Mailing Address 1724 Rex Lake Road
Leeds, AL 35094

Property Address 180 Gibson Rd
Columbiana, AL
35051

Date of Sale June 27, 2018
Total Purchase Price \$ 10.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ 65,100

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 6/27/18

Print Nan Galbreath

☒ Unattested Karen Melson
(verified by)

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

Form RT-1

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