

This instrument was provided by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

Tony Hand
163 W. 12th Ave
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration Seventy One Thousand Two Hundred Seventy Two AND 00/100 DOLLARS (\$71,272.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

**Phyllis Horton, a married woman, Tony Hand, a married man, Roger Hand, a married man
Gladys Hand, a single woman and Connie Watts, a single woman**

(herein referred to as grantor) grant, bargain, sell and convey unto,

Tony K. Hand, Ricky J. Horton and Roger E. Hand

(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Subject to all easements, restrictions and rights-of-way of record.

This property constitutes no part of the homestead of the grantor, or of his/her spouse.

Subject to taxes for 2018 and subsequent years, easements, restrictions, rights of way and permits of record.

\$0.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day of July, 2018.


Phyllis Horton
Phyllis Horton

Gladys Hand
Gladys Hand
By: Roger E. Hand, Attorney In Fact

Tony Hand
Tony Hand

Roger Hand
Roger Hand

Connie Watts
Connie Watts


20180703000236770 1/4 \$98.50
Shelby Cnty Judge of Probate, AL
07/03/2018 10:53:56 AM FILED/CERT

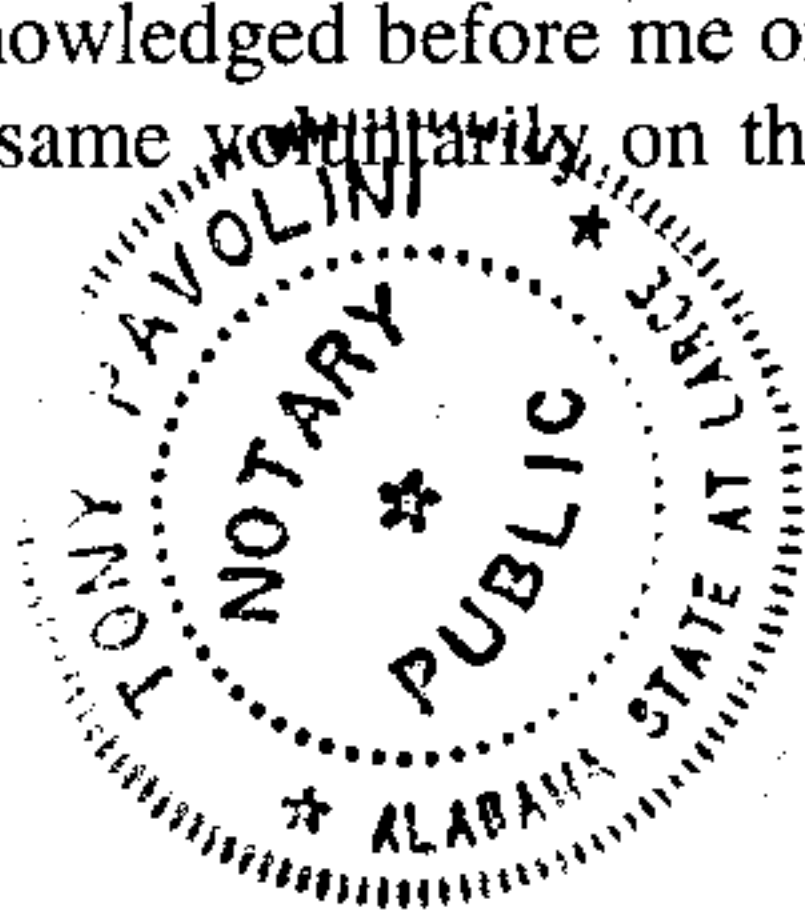
Shelby County, AL 07/03/2018
State of Alabama
Deed Tax: \$71.50

STATE OF ALABAMA)
COUNTY OF)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that
Connie Watts
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 1st day of July, 2018.

[Signature]
Notary Public
My Commission Expires: 3/2020



STATE OF ALABAMA)
COUNTY OF)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that
Phyllis Horton, Tony Hand and Roger Hand
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 3rd day of July, 2018.

[Signature]
Notary Public
My Commission Expires: 9-22-20



STATE OF ALABAMA)
COUNTY OF)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that
Roger E. Hand as Attorney In Fact for Gladys Hand
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 3rd day of July, 2018.

[Signature]
Notary Public
My Commission Expires: 9-22-20



20180703000236770 2/4 \$98.50
Shelby Cnty Judge of Probate, AL
07/03/2018 10:53:56 AM FILED/CERT

EXHIBIT A – LEGAL DESCRIPTION

PARCEL 1 - Commence at the NE Corner of the NE 1/4 of the SW 1/4 of Section 13, Township 21 South, Range 2 West, Shelby County, Alabama; thence S 00D'42" E a distance of 362.29'; thence N 89D'32" W a distance of 209.35'; thence N 88D'28" W a distance of 163.01' to the POINT OF BEGINNING; thence continue along the last described course a distance of 258.13'; thence S 00D'58" W a distance of 280.34'; thence S 89D'32" E a distance of 200.00'; thence S 00D'36" E a distance of 218.04'; thence S 89D'28" W a distance of 200.13'; thence S 00D'42" E a distance of 207.19'; thence S 88D'56" E a distance of 74.64'; thence S 04D'58" W a distance of 15.00'; thence N 49D'59" E a distance of 241.73'; thence N 00D'58" E a distance of 561.96' to the POINT OF BEGINNING.

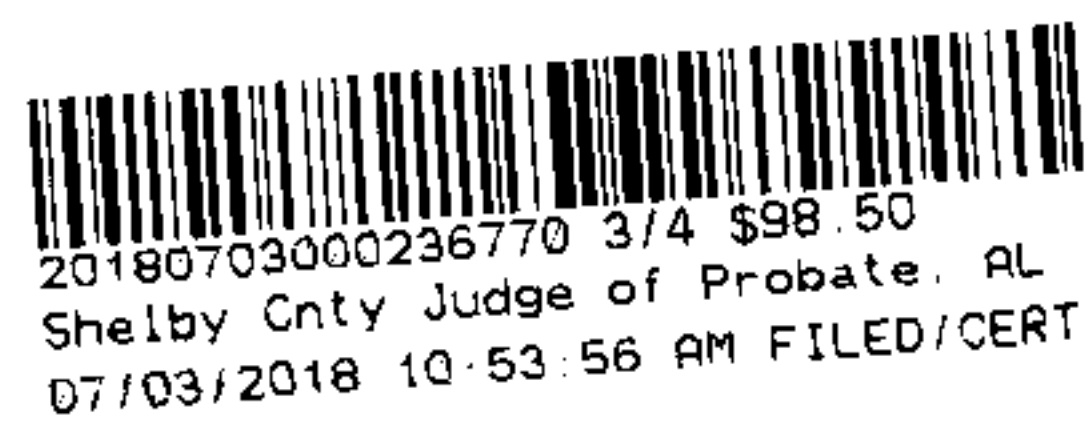
PARCEL 2 - Commence at the NE Corner of the NE 1/4 of the SW 1/4 of Section 13, Township 21 South, Range 2 West, Shelby County, Alabama; thence S 00D'42" E a distance of 362.29'; thence N 89D'32" W a distance of 209.35' to the POINT OF BEGINNING; thence N 88D'28" W a distance of 163.01'; thence S 00D'58" W a distance of 561.96'; thence N 49D'59" E a distance of 202.76'; thence S 87D'42" E a distance of 218.29'; thence N 00D'32" E a distance of 225.60'; thence N 89D'25" W a distance of 210.11'; thence N 00D'37" E a distance of 209.66' to the POINT OF BEGINNING.

PARCEL 3 - Commence at the NE Corner of the NE 1/4 of the SW 1/4 of Section 13, Township 21 South, Range 2 West, Shelby County, Alabama; thence S 00D'42" E a distance of 797.93' to the POINT OF BEGINNING; thence S 00°00'32" W a distance of 311.46'; thence N 75°37'12" W a distance of 240.30'; thence S 50°54'13" W a distance of 165.00'; thence N 76°57'03" W a distance of 231.01'; thence N 46°34'18" E a distance of 39.82'; thence N 49°41'59" E a distance of 444.49'; thence S 87°03'42" E a distance of 218.29' to the POINT OF BEGINNING.

Subject to a 20' easement, as recorded in Inst. No. 20070411000167320, in the Office of the Judge of Probate of Shelby County, Alabama.

According to the survey of Rodney Shiflett, Al. Reg. #21784, dated June 20, 2018.

Situated in Shelby County, Alabama.



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

Assessor's Market Value

Form RT-1

