

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Barbara Annette Ruston
50 Strickland Rd.
Columbiana AL 35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **EIGHT THOUSAND FIVE HUNDRED DOLLARS AND ZERO CENTS (\$8,500.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Milton K. Ruston and Barbara Annette Ruston** (herein referred to as *Grantors*), grant, bargain, sell and convey unto, **Barbara Annette Ruston** (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2018.
2. Easements, restrictions, rights of way, and permits of record.

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, 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 6th day of July, 2018.

Milton K. Ruston
Milton K. Ruston


Barbara Annette Ruston
Barbara Annette Ruston

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Milton K. Ruston and Barbara Annette Ruston**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of July, 2018.

April Clark
Notary Public
My Commission Expires: 9/22/2020



Shelby County, AL 07/09/2018
State of Alabama
Deed Tax: \$8.50

20180709000243690 1/3 \$29.50
Shelby Cnty Judge of Probate, AL
07/09/2018 03:59:27 PM FILED/CERT

EXHIBIT A – LEGAL DESCRIPTION

NE 1/4 of the SW 1/4 of Section 32, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:
PARCEL 2

Commence at the SW Corner of the above said 1/4-1/4; thence N00°00'29"E, a distance of 301.26'; thence S84°08'24"E, a distance of 180.50' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 242.94'; thence N00°11'59"W, a distance of 375.51'; thence S90°00'00"W, a distance of 210.21'; thence N00°00'01"W, a distance of 49.34'; thence West, a distance of 34.40' to a point, said point being the beginning of a non tangent curve to the right, having a radius of 410.00', a central angle of 26°28'41", and subtended by a chord which bears S07°51'27"E, and a chord distance of 187.56'; thence along the arc of said curve, a distance of 189.23'; thence S05°31'31"W, a distance of 23.92' to a point of curve to the right having a radius of 210.00', a central angle of 07°18'50", and subtended by a chord which bears S09°10'56"W, and a chord distance of 26.79'; thence along the arc of said curve, a distance of 26.81'; thence S12°50'21"W, a distance of 29.55' to a point of curve to the left having a radius of 390.00', a central angle of 14°54'38", and subtended by a chord which bears S05°23'02"W, and a chord distance of 101.21'; thence along the arc of said curve, a distance of 101.49'; thence S02°04'17"E, a distance of 34.45' to the POINT OF BEGINNING.



20180709000243690 2/3 \$29.50
Shelby Cnty Judge of Probate, AL
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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 Milton K. Ruston
Mailing Address 50 Strickland Rd
Columbiana AL
35051

Grantee's Name Barbara Annette Ruston
Mailing Address 50 Strickland Rd
Columbiana AL 35051

Property Address 50 Strickland Rd
Columbiana AL

Date of Sale 7-6-18
Total Purchase Price \$ 8500.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20180709000243690 3/3 \$29.50
Shelby Cnty Judge of Probate, AL
07/09/2018 03:59:27 PM FILED/CERT

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 _____

Print Milton K. Ruston

Unattested _____

Sign Milton K. Ruston

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1