


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


20180821000298510 1/3 \$35.00
Shelby Cnty Judge of Probate: AL
08/21/2018 09:11:36 AM FILED/CERT

Send Tax Notice to:
Rodney Shiflett
PO BOX 204
Columbiana AL 35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **GIFT**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Kenneth Wilson, A married man (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Rodney Shiflett (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.

No part of the homestead of the Grantor herein or his spouse.

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 20th day of August, 2018.

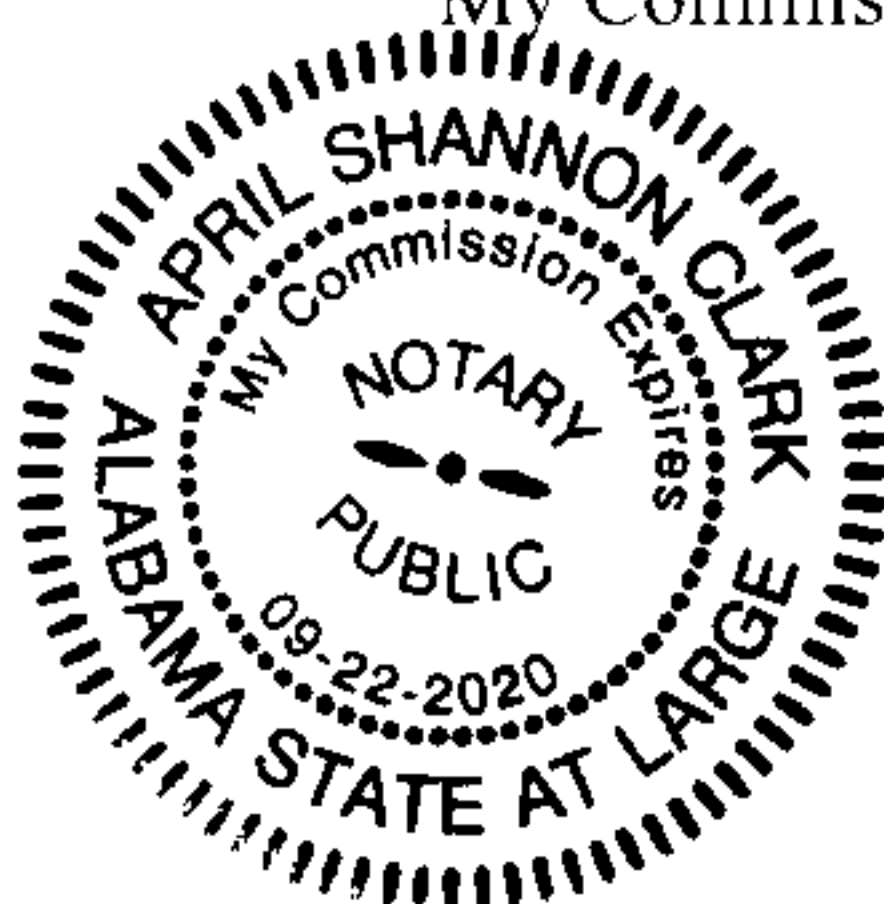

Kenneth Wilson

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kenneth Wilson**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of August, 2018.


Notary Public
My Commission Expires: 9/22/2020




Shelby County, AL 08/21/2018
State of Alabama
Deed Tax: \$14.00

EXHIBIT A – LEGAL DESCRIPTION

A parcel of land containing 1.00 acre, situated in the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 34, Township 21 South, Range 1 East, Shelby County, Alabama; described as follows:

Commence at the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run South along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 134.54 feet to a point on the Southerly right-of-way of Shelby County Highway #28; Thence run 85deg. 27 min. 01sec. left and run Southeasterly along said right-of-way a distance of 457.00 feet to the Point of Beginning; Thence continue last course along said right-of-way a distance of 133.67 feet; thence turn 90 deg. 00 min. 00 sec. right and run Southerly along said right-of-way a distance of 10.00 feet; Thence turn 90 deg. 00 min. 00 sec. left and run Southeasterly along said right-of-way a distance of 73.48 feet; thence turn 84 deg. 52 min. 16 sec. right and run Southerly leaving said right-of-way a distance of 205.00 feet; thence turn right 95 deg. 07 min 44 sec. and run Northwesterly a distance of 207.34 feet; thence turn 85 deg. 09 min. 39 sec right and run Northerly a distance of 714.95 feet to the POINT OF BEGINNING.


20180821000298510 2/3 \$35.00
Shelby Cnty Judge of Probate, AL
08/21/2018 09:11:36 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Kenneth Wilson
Mailing Address ~~Unknown~~
121 Stillwood Dr
Columbiana AL 35051

Grantee's Name Rodney Shiflett
Mailing Address PO BOX 204
Columbiana AL
35051

Property Address StW Lane
Columbiana

Date of Sale 8/20/18
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 14,000.00

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 Rodney Shiflett

Unattested _____

Sign Rodney Shiflett

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20180821000298510 3/3 \$35.00
Shelby Cnty Judge of Probate, AL
08/21/2018 09:11:36 AM FILED/CERT

Form RT-1