

SEND TAX NOTICE TO:
Charles F. Lewis, III and Robbie H. Lewis
2140 Lewis Road
Chelsea AL 35043

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20180824000304190
08/24/2018 09:12:06 AM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty Thousand dollars & no cents (\$250,000.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Elvis E. Walton, an unmarried man** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Charles F. Lewis, III and Robbie H. Lewis** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

BEGIN AT THE NE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY ALABAMA, SAID POINT BEING THE POINT OF BEGINNING; THENCE N89°22'46"E, A DISTANCE OF 650.32'; THENCE S00°00'06"E, A DISTANCE OF 666.12'; THENCE N88°49'22"E, A DISTANCE OF 658.40'; THENCE S00°13'20"E, A DISTANCE OF 667.01' TO THE SE CORNER OF ABOVE SAID 1/4-1/4; THENCE S89°48'35"W, A DISTANCE OF 1247.68' TO THE SW CORNER OF ABOVE SAID 1/4-1/4; THENCE N03°23'37"E, A DISTANCE OF 251.86'; THENCE N04°12'30"W, A DISTANCE OF 1068.16' TO THE POINT OF BEGINNING.

ALSO INCLUDING A 30' WIDE INGRESS/EGRESS AND UTILITY EASEMENT, AS RECORDED IN INSTRUMENT #20060803000375380, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

This property does not constitute the homestead of the Grantor(s).

Subject to:

Taxes for the year 2018 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Easement in favor of Alabama Power Company filed in Instrument #20140718000220840.

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, that 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**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **August 22, 2018**.

Elvis E. Walton by Gary Wayne Walton, Attorney in Fact
(Seal)

Elvis E. Walton by: Gary Wayne Walton, Attorney in Fact

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Gary Wayne Walton whose name as Attorney in Fact for Elvis E. Walton, is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, he (she), in his (her) capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on August 22, 2018.



Notary Public

My commission expires: _____

WILLIAM PATRICK COCKRELL, II
Notary Public, Alabama State At Large
My Commission Expires Jan. 9, 2021

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Elvis E. Walton

Grantee's Name Charles F. Lewis, III and Robbie H. Lewis

Mailing Address 2249 Highway 42
Columbiana, Alabama 35051

Mailing Address _____

Property Address Hwy 32
Columbiana, Alabama 35051Date of Sale 08/22/2018Total Purchase Price \$250,000.00

or

Actual Value _____

or

Assessor's Market 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☐ Appraisal☒ Sales Contract☐ Other _____☐ Closing Statement

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 of 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 _____
in Fact

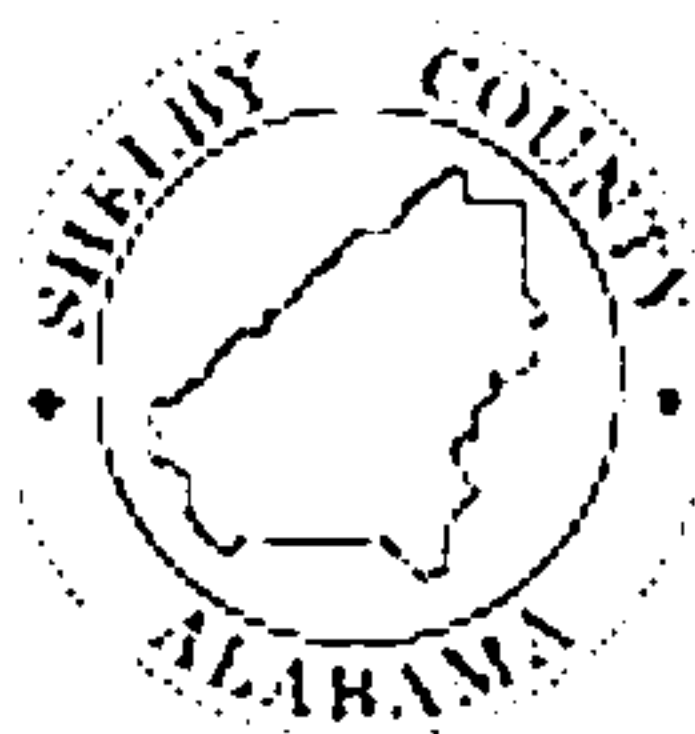
William Patrick Cook
Print Elvis E. Walton by: Gary Wayne Walton, Attorney

☐ Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/24/2018 09:12:06 AM
\$271.00 CHERRY
20180824000304190

Allen S. Bayl