

This Instrument was Prepared by:

Send Tax Notice To: Stuart David Wagner

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

P.O. Box 831
Columbiana, AL 35051

File No.: S-18-24813

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seventy Eight Thousand Five Hundred Dollars and No Cents (\$78,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Walter J. Vansant, Jr., a married man and Walter Scott Vansant, a married man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Stuart David Wagner**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2019 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

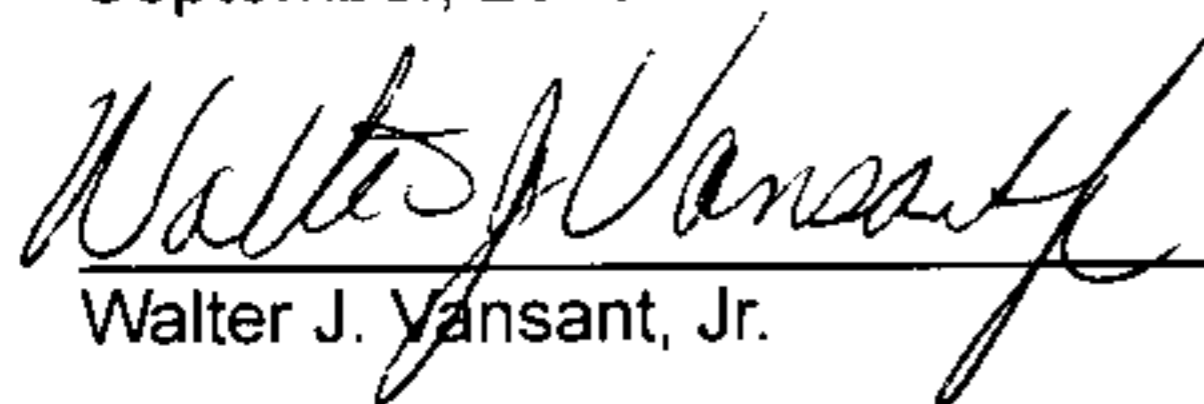
No part of the homestead of the Grantors herein or their spouses.

\$77,077.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 6th day of September, 2018.


Walter J. Vansant, Jr.

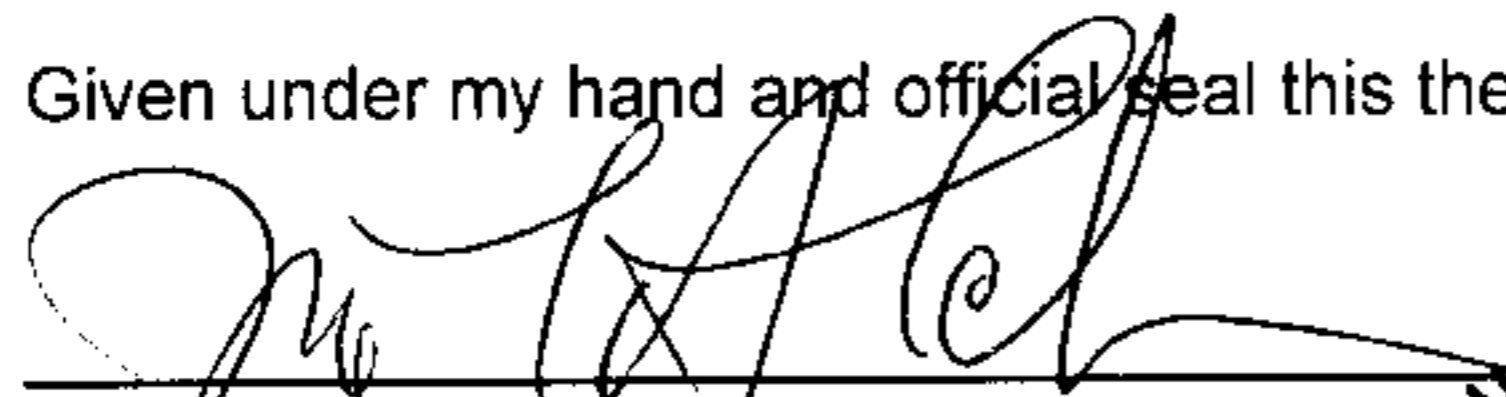

Walter Scott Vansant

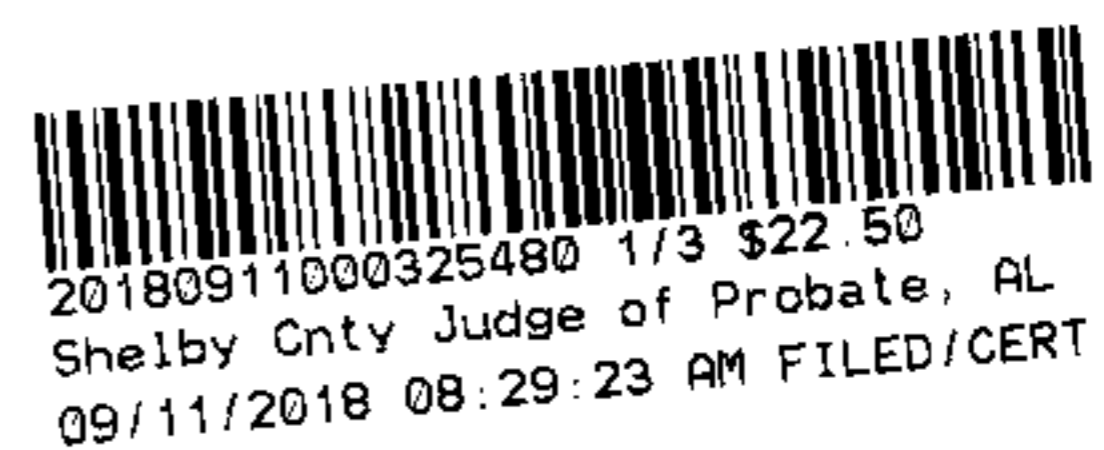
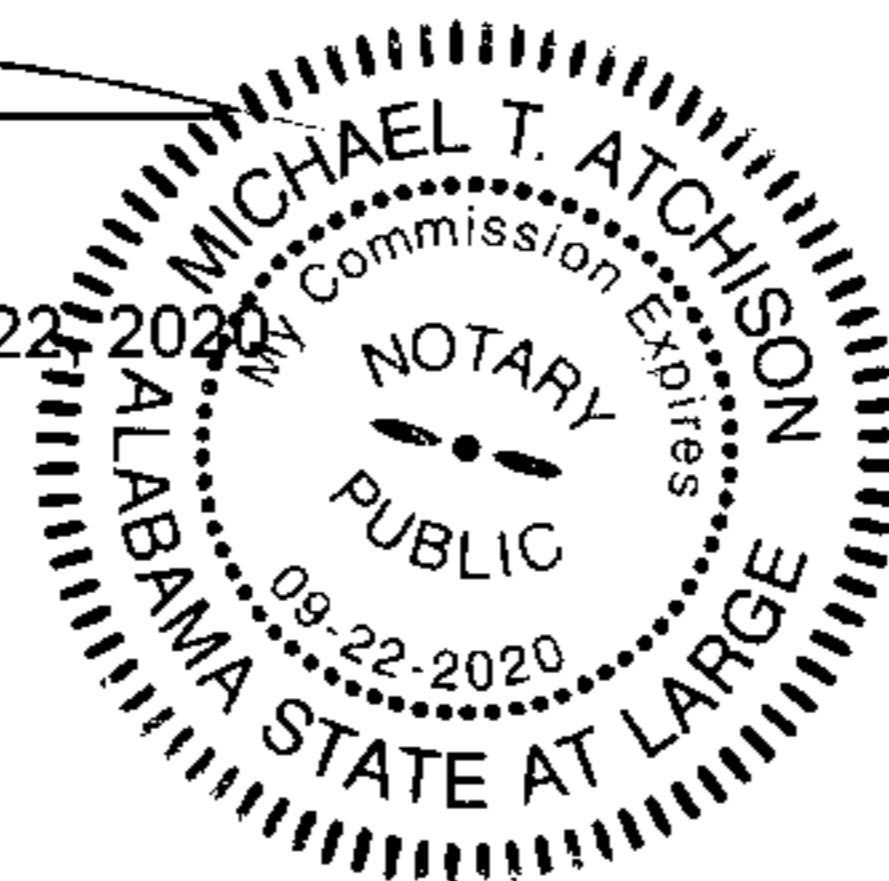
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Walter J. Vansant, Jr. and Walter Scott Vansant, 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 the 6th day of September, 2018.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020




Shelby County, AL 09/11/2018
State of Alabama
Deed Tax: \$1.50

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Northeast corner of the Southeast Quarter of the Southwest Quarter, Section 24, Township 21 South, Range 1 West; thence run South along the East line of said quarter-quarter section a distance of 548.23 feet; thence turn an angle of 88 degrees 00 minutes to the left and run a distance of 177.11 feet to the West right of way line of Highway 25; thence turn an angle of 103 degrees 50 minutes to the right and run along the West right of way line of Highway 25 a distance of 272.00 feet to the point of beginning of the lands herein conveyed; thence turn an angle of 95 degrees 30 minutes to the right and run a distance of 350.70 feet; thence turn an angle of 75 degrees to the left and run a distance of 354.50 feet to the Southeast corner of the W. E. Oakes lot, and the North line of Pine Hill Circle; thence turn an angle of 127 degrees 40 minutes to the left and run along the North line of Pine Hill Circle a distance of 291.60 feet; thence turn an angle of 19 degrees 51 minutes to the right and run a distance of 190.0 feet to the West right of way line of Highway 25; thence turn an angle of 89 degrees 46 minutes to the left and run along said right of way a distance of 156.70 feet; thence turn an angle of 2 degrees 55 minutes to the left and run along said right of way a distance of 73.0 feet to the point of beginning, said tract situated in the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama.

LESS AND EXCEPT deed recorded in Inst. No., 1995-6954, Probate Office, Shelby County, Alabama.


20180911000325480 2/3 \$22.50
Shelby Cnty Judge of Probate, AL
09/11/2018 08:29:23 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	Walter J. Vansant, Jr. Walter Scott Vansant	Grantee's Name	Stuart David Wagner
Mailing Address	P.O. Box 324 Columbiana, AL 35051	Mailing Address	P.O. Box 831 Columbiana, AL 35051
Property Address	300 Highway 25 Columbiana, AL 35051	Date of Sale	September 06, 2018
		Total Purchase Price	\$78,500.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 September 05, 2018

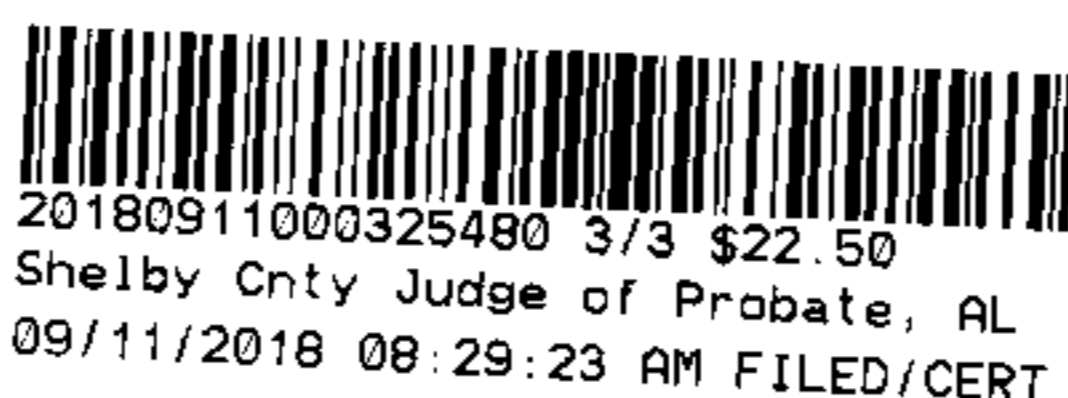
Print Walter J. Vansant, Jr.

Unattested

Sign Walter J. Vansant, Jr.

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Form RT-1