

THIS INSTRUMENT PREPARED BY
ELLIS, HEAD, OWENS & JUSTICE
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

SEND TAX NOTICE TO:

STATUTORY WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollar (\$1.00) and other good and valuable consideration, the Grantors, **Linda Stinson** a widow, and **Dave Stinson**, a single man, in hand paid by the Grantee herein, the receipt whereof is acknowledged, does hereby grant, bargain, sell and convey unto **Mark A. Armstrong** (herein referred to as Grantee), all of Grantors' undivided interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the SE¼ of the SW¼ of Section 5, Township 21 South, Range 1 East; thence run South along the East line of said ¼-¼ Section a distance of 364.60 feet; thence turn an angle of 89 deg. 56 min. to the right and run a distance of 1261.68 feet to a point on the East R/W line of Shelby County Hwy.# 55; thence turn an angle of 95 deg. 40 min. to the right and run along said R/W line a distance of 137.63 feet to the P. C. of a R/W curve; thence turn an angle of 59 deg. 28 min. to the right and run a distance of 252.68 feet to the point of beginning; thence turn an angle of 30 deg. 33 min. to the right and run a distance of 210.00 feet; thence turn an angle of 90 deg. to the right and run a distance of 210.00 feet; thence turn an angle of 90 deg. to the right and run a distance of 210.00 feet; thence turn an angle of 90 deg. to the right and run a distance of 210.00 feet to the point of beginning. Situated in the SE¼ of the SW¼ of Section 5, Township 21 South, Range 1 East, Shelby County, Alabama, and containing 1 acre.

Grantor, Linda Stinson is the widow of Murphy Stinson, deceased, and Dave Stinson is the only child born to Murphy Stinson, said Murphy Stinson having died more than ten years ago. The above property is not part of the homestead of either Grantor.


TO HAVE AND TO HOLD unto the said GRANTEE, his heirs and assigns, forever.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 16th day of October, 2018.

Shelby County, AL 11/06/2018
State of Alabama
Deed Tax: \$3.00

Linda Stinson
Linda Stinson
Dave Stinson
Dave Stinson

STATE OF ALABAMA
SHELBY COUNTY


20181106000392710 1/3 \$24.00
Shelby Cnty Judge of Probate, AL
11/06/2018 11:38:39 AM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that acknowledged before me on this day, that, **Linda Stinson**, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of October, 2018.


Fran N Folmer (SEAL)
Notary Public
My Commission Expires: May 30, 2022

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that acknowledged before me on this day, that, **Dave Stinson**, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of October, 2018.

Fran N Folmer (SEAL)
Notary Public
My Commission Expires: May 30, 2022


20181106000392710 2/3 \$24.00
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 Linda & Dave Stinson
Mailing Address 641 Co Rd 55
Wilsonville AL
35186

Grantee's Name Mark A Armstrong
Mailing Address _____

Property Address 75 Stinson Dr
Wilsonville AL
35186

Date of Sale 10-10-2018
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 19,130 17-2732

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 Mark Armstrong

Sign Mark Armstrong / C.P.

Unattested

Verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1