  
20181108000395920 1/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
11/08/2018 10:52:17 AM FILED/CERT

**WARRANTY DEED** JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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STATE OF ALABAMA  
County of Shelby

Send Tax Notice To:  
Joshua Glass and Keisha Glass  
21 Highway 69, Chelsea, AL 35043

Presents:

THAT IN CONSIDERATION OF Two Hundred Five Thousand Eight Hundred Dollars and no/100 Dollars (\$205,800.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we/I Michael W Belk, a single person Whitney B Belk, a single (herein referred to as grantor(s)) do grant, bargain, sell and convey unto Joshua Glass and Keisha Glass (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit A

Subject to Easements, Restrictions and rights of way of record.

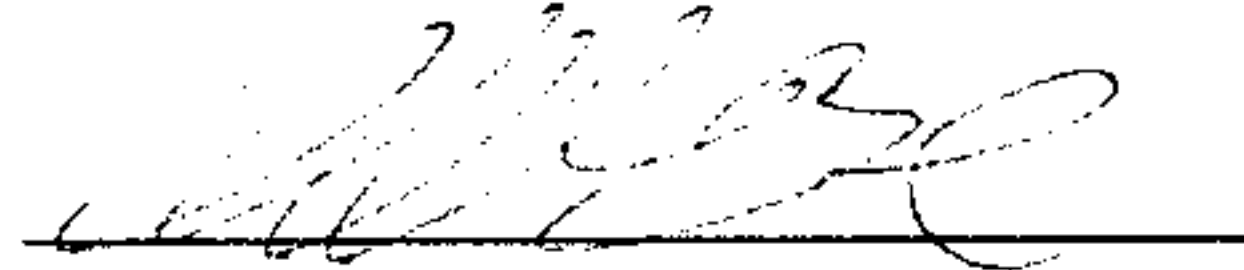
Subject to Mineral and Mining rights of record.

\$210,793.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith

To Have And To Hold unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 31st day of October 2018



Michael W Belk

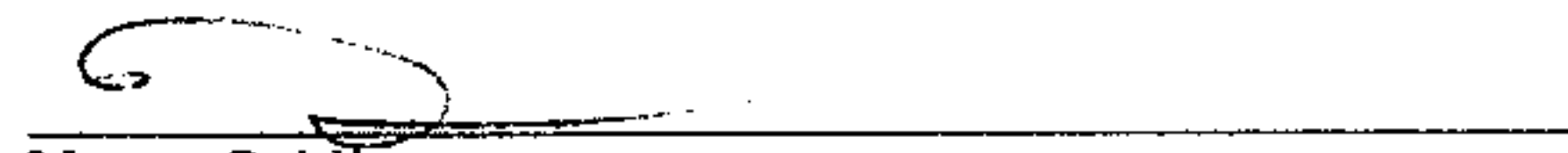


Whitney B Belk

STATE OF Alabama  
County of Jefferson


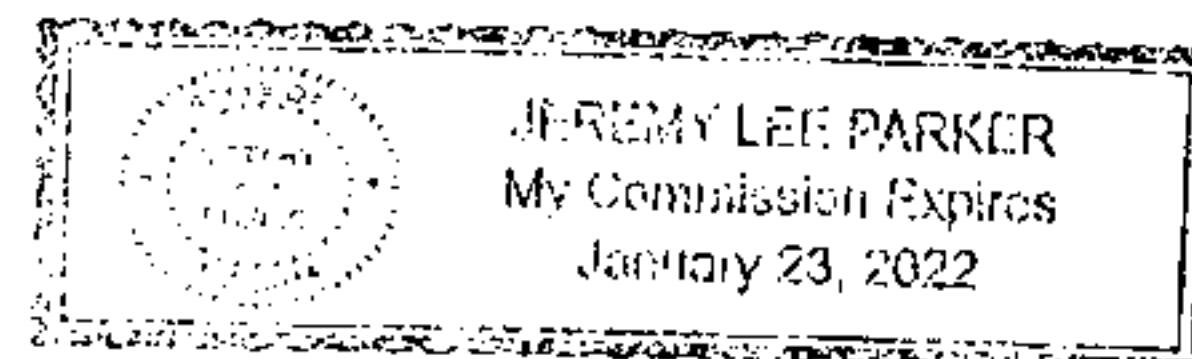
I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Michael W Belk and Whitney B Belk whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 31st day of October, 2018.



Notary Public  
My Commission Expires: 1/23/22

Prepared by: Jeremy Parker  
Parker Law Firm LLC  
1560 Montgomery Hwy Ste 205  
Hoover AL 35216



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## Exhibit A

Part of the Northwest Quarter of the Northwest Quarter, Section 8, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of Section 8, Township 20 South, Range 1 West; thence run South along the West line of said Section a distance of 892.76 feet; thence turn an angle of 92 degrees 54 minutes 56 seconds to the left and run a distance of 340.74 feet to the East right of way line of Shelby County Highway No. 69 and the point of beginning; thence continue in the same direction a distance of 295.30 feet; thence turn an angle of 88 degrees 19 minutes 19 seconds to the left and run a distance of 418.00 feet; thence turn an angle of 77 degrees 43 minutes 54 seconds to the left and run a distance of 198.00 feet; thence turn an angle of 12 degrees 57 minutes 22 seconds to the left and run a distance of 55.66 feet to the Southeast right of way line of Shelby County Highway No. 36; thence turn an angle of 45 degrees 52 minutes 04 seconds to the left and run along said right of way a distance of 241.60 feet; thence turn an angle of 50 degrees 57 minutes 56 seconds to the left and run along said right of way a distance of 121.68 feet to the East right of way of Highway No. 69; thence turn an angle of 25 degrees 44 minutes 40 seconds to the left and run along said highway right of way a distance of 82.09 feet; thence turn an angle of 2 degrees 26 minutes 10 seconds to the right and run along said right of way a distance of 82.09 feet; thence turn an angle of 2 degrees 26 minutes 10 seconds to the right and run along said right of way a distance of 53.17 feet; thence turn an angle of 1 degree 45 minutes 02 seconds to the right and run along said right of way a distance of 66.02 feet to the point of beginning.

ALSO, A 20-Foot Wide Easement for Ingress and Egress, more particularly described as follows:

Part of the Northwest Quarter of the Northwest Quarter of Section 8, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: From the Northwest corner of said Northwest Quarter of the Northwest Quarter run in a Southerly direction along the West line of said Northwest Quarter of the Northwest Quarter for a distance of 892.76 feet; thence turn an angle to the left of 92 degrees 54 minutes 56 seconds and run in an Easterly direction for a distance of 340.74 feet to an existing iron pin being on the East right of way line of Shelby County Road 69 and being the point of beginning; thence continue along last mentioned course for a distance of 295.30 feet to an existing iron pin; thence turn an angle to the right of 91 degrees 40 minutes 41 seconds and run in a Southerly direction for a distance of 20.01 feet; thence turn an angle to the right of 88 degrees 19 minutes 19 seconds and run in a Westerly direction for a distance of 284.35 feet to a point on the East right of way line of Shelby County Road 69; thence turn an angle to the right of 62 degrees 35 minutes 57 seconds and run in a Northwesterly direction for a distance of 22.53 feet, more or less, to the point of beginning.



**Real Estate Sales Validation Form**  
*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Michael W Belk and Whitney B Belk	Grantee's Name	Joshua Glass and Keisha Glass
Mailing Address			
	21 Highway 69		21 Highway 69
	Chelsea AL 35043		Chelsea AL 35043
Property Address	21 Highway 69	Date of Sale	October 31, 2018
	Chelsea AL 35043	Total Purchase Price	\$205,800.00
		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 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: October 31 2018  
 \_\_\_\_\_ Unattested

\_\_\_\_\_  
 (verified by)

Print: Michael W Belk  
 Sign: \_\_\_\_\_  
 Grantor/Grantee/Owner/Agent (circle one)  
 Form RT-1



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Alabama, County

*Allen S. Byrd*