

This instrument was provided by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Lynn Wilson
81 St W Lane
Columbiana AL 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **NINE THOUSAND DOLLARS AND ZERO CENTS (\$9,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Rodney Shiflett, a single man**, grant, bargain, sell and convey unto, **Lynn Wilson**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A – LEGAL DESCRIPTION

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2018 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the homestead of the grantor, or of his/her 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 9th day of November, 2018.

Rodney Shiflett
Rodney Shiflett


STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
Rodney Shiflett

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 9th day of November, 2018.

April Clark
Notary Public
My Commission Expires: 9/22/2020


20181115000405010 1/3 \$30.00
Shelby Cnty Judge of Probate, AL
11/15/2018 03:29:36 PM FILED/CERT

Shelby County AL 11/15/2018
State of Alabama
Deed Tax: \$9.00

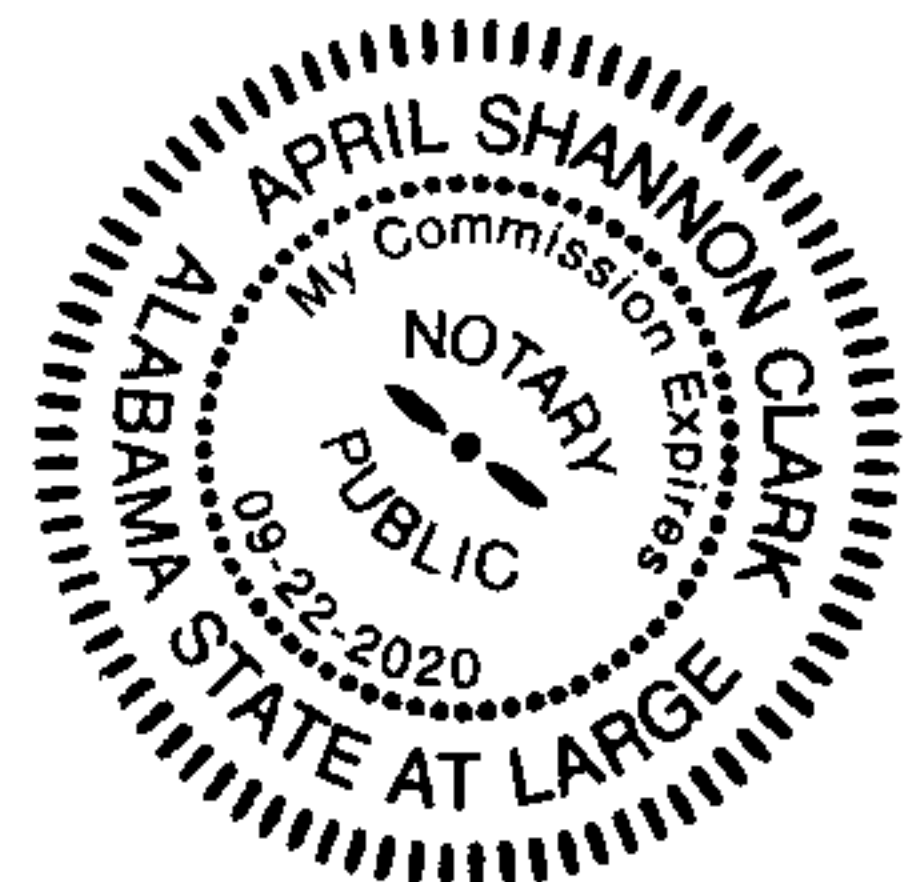



EXHIBIT A – LEGAL DESCRIPTION

A Parcel of land to be Known as Lot 1 of the Wilson-Brown Family Subdivision, in the process of being reviewed by Shelby County Development Services and being more particularly described as follows:

Commence at the SW Corner of the NE 1/4 of the SE 1/4 of Section 34, Township 21 South, Range 1 East, Shelby County, Alabama; thence S88°26'51"E for a distance of 336.35'; thence N00°17'36"W for a distance of 1125.16' to the Southerly R.O.W. line of Shelby County Highway 28; thence S85°27'15"E and along said R.O.W. line for a distance of 23.55' to the POINT OF BEGINNING; thence continue S85°27'15"E along said R.O.W. line for a distance of 235.62'; thence S04°32'45"W and leaving said R.O.W. line for a distance of 10.00'; thence S85°27'15"E for a distance of 73.48'; thence S00°34'59"E for a distance of 205.00'; thence N85°27'20"W for a distance of 306.25'; thence N01°06'04"W for a distance of 215.23' to the POINT OF BEGINNING.


20181115000405010 2/3 \$30.00
Shelby Cnty Judge of Probate, AL
11/15/2018 03:29:36 PM FILED/CERT

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

Grantor's Name Rodney Shiflett
 Mailing Address PO BOX 2011
Columbiana AL
35051

Grantee's Name Lynn Wilson
 Mailing Address 81 S+W Lane
Columbiana AL
35051

Property Address S+W Lane
Columbiana

Date of Sale 11-9-18
 Total Purchase Price \$ 9000.00
 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
☐ 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



20181115000405010 3/3 \$30.00
 Shelby Cnty Judge of Probate, AL
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Form RT-1