

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Bryan Keith Hoagland
10455 Gallups Crossroads
Harpersville, AL 35078

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Four Hundred Twenty Five Thousand Six Hundred and No/00 Dollars (\$425,600.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Donald R. Lansford and wife, Deborah C. Lansford** (herein referred to as grantor, whether one or more) do grant, bargain, sell and convey unto, **Bryan Keith Hoagland** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to 2019 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

All of the above recited purchase price is being paid by a purchase money mortgage recorded 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, 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 16th day of November, 2018.

Donald R. Lansford
Donald R. Lansford

Deborah C. Lansford
Deborah C. Lansford

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Donald R. Lansford and Deborah C. Lansford, who are signed to the foregoing conveyance, and who 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 16th day of November, 2018.

Shelby County, AL 11/16/2018
State of Alabama
Deed Tax: \$426.00



William R. Justice
Notary Public
My Commission Expires: 9-11-19

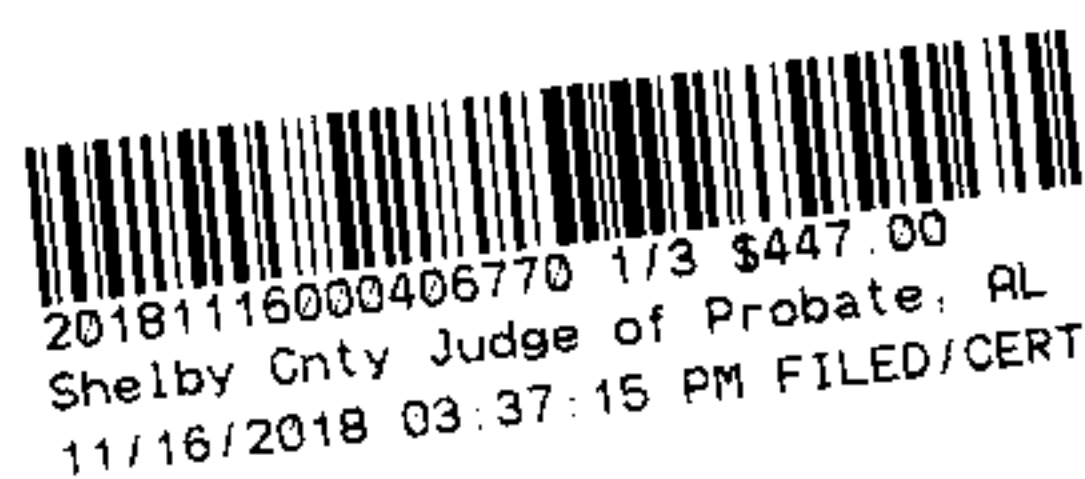


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:


A parcel of land situated in the Southwest Quarter of the Southeast Quarter of Section 11 and the North One Half of Section 14, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at an axle found locally accepted to be the Northeast corner of said Section 14; thence run South 88 degrees 42 minutes 47 seconds West along the North line of said Section 14 and also along the South line of said Section 11 for a distance of 2697.90 feet to a rebar found with Wheeler cap; thence run South 55 degrees 35 minutes 14 seconds West for a distance of 48.46 feet to a 1 inch bolt found and the point of beginning; thence run South 88 degrees 45 minutes 52 seconds West along a fence for a distance of 1005.05 feet to an iron pin set with SSI cap; thence run South 88 degrees 45 minutes 52 seconds West along a fence for a distance of 336.35 feet to a 2 inch open top iron found locally accepted to be at the Northwest corner of the Northeast Quarter of the Northwest quarter of said Section 14; thence run South 00 degrees 36 minutes 21 seconds West along a fence for a distance of 1113.99 feet to a point which is 185.97 feet north of the locally accepted Southwest corner of the Northeast Quarter of the Northwest Quarter of said section 14; thence run North 88 degrees 25 minutes 47 seconds East for a distance of 1924.64 feet to a rebar with Shiflett cap found; thence run North 75 degrees 28 minutes 56 seconds East for a distance of 159.98 feet to a rebar with Shiflett cap found; thence run South 35 degrees 48 minutes 18 seconds East a distance of 336.11 feet to a rebar with Shiflett cap found to a point on the Northwest right of way line of Alabama State Highway #145; thence run northeasterly along said right of way a distance of 390.84 to a rebar with Ray cap found; thence leaving said right of way run North 52 degrees 06 minutes 06 seconds West a distance of 160.00 feet to a rebar with Ray cap found; thence run North 37 degrees 55 minutes 29 seconds East a distance of 200.03 feet to a rebar with Ray cap found; thence run South 52 degrees 07 minutes 56 seconds East 159.93 feet to a rebar with Ray cap found being on the Northwest right of way line of Alabama State Highway #145; thence run in a northeasterly direction along said right of way a distance of 642.94 feet to a point; thence run North 34 degrees 08 minutes 53 seconds East a distance of 78.85 feet to a point; thence leaving said right of way run North 48 degrees 43 minutes 24 seconds West a distance of 503.76 feet to a rebar with SSI cap set; thence run North 88 degrees 42 minutes 47 seconds East for a distance of 613.52 feet to a rebar with SSI cap Set being the Northwest right of way line of Alabama State Highway #145; thence run North 34 degrees 08 minutes 53 seconds East along said right of way for a distance of 113.60 feet to a concrete monument found; thence run North 59 degrees 45 minutes 46 seconds West a distance of 1610.10 feet to a concrete monument found; thence run North 30 degrees 17 minutes 45 seconds East for a distance of 279.78 feet to a rebar with SSI cap found; thence run North 05 degrees 51 minutes 47 seconds East for a distance of 799.99 feet to a rebar with SSI cap found; thence run South 60 degrees 50 minutes 06 seconds West for a distance of 935.58 feet to a 1/2 inch rebar found; thence run South 00 degrees 26 minutes 34 seconds East for a distance of 354.29 feet to an iron pin with SSI Cap; thence run South 00 degrees 29 minutes 59 seconds East for a distance of 601.99 feet to an iron pin with SSI cap found; thence run South 03 degrees 20 minutes 05 seconds West for a distance of 601.31 feet to a 1 inch bolt found to the Point of Beginning.

Parcel 2:

A parcel of land situated in the Southeast Corner of the NW 1/4 of the SE 1/4 of Section 20, Township 19 South, Range 2 East, thence run North 89 degrees 02 minutes 26 seconds West along the south boundary line of said Quarter-Quarter section for 97.93 feet; thence run North 12 degrees 29 minutes 29 seconds West for 627.11 feet to the point of beginning; thence continue along last said course for 444.26 feet to the south right of way line of Shelby County Road No. 62; thence run South 54 degrees 58 minutes 38 seconds West along said road right of way for 98.95 feet; thence run South 53 degrees 47 minutes 50 seconds West along said road right of way for 99.76 feet; thence run South 54 degrees 20 minutes 43 seconds West along said road right of way for 150.17 feet; thence run South 32 degrees 43 minutes 53 seconds East for 327.40 feet; thence run North 71 degrees 59 minutes 56 seconds East for 208.50 feet to the point of beginning.

DRL
DCL


20181116000406770 2/3 \$447.00
Shelby Cnty Judge of Probate, AL
11/16/2018 03:37:15 PM 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 : Donald R. Lansford & Deborah Lansford
Mailing Address 2125 Sun Valley Road
Harpersville, AL 35078

Grantee's Name: Bryan K. Hoagland
Mailing Address: 10455 Gallups Crossroads
Harpersville, AL 35078

Property Address: Hwy 61
Wilsonville, AL

Date of Sale 11/16/18
Total Purchase Price \$ 425,600.00
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 11/16/18

→ Sign Donald R. Lansford
(Grantor/Grantee/Owner/Agent) circle one
→ Print DONALD R. LANSFORD

☐ Unattested

(Verified by)

Form RT-1



2018116000406770 3/3 \$447.00
Shelby Cnty Judge of Probate, AL
11/16/2018 03:37:15 PM FILED/CERT