

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
John Goellner
17 Town Creek Apartments
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWENTY THOUSAND DOLLARS AND ZERO CENTS (\$20,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **James and Janice McDowell, husband and wife** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **John Goellner** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

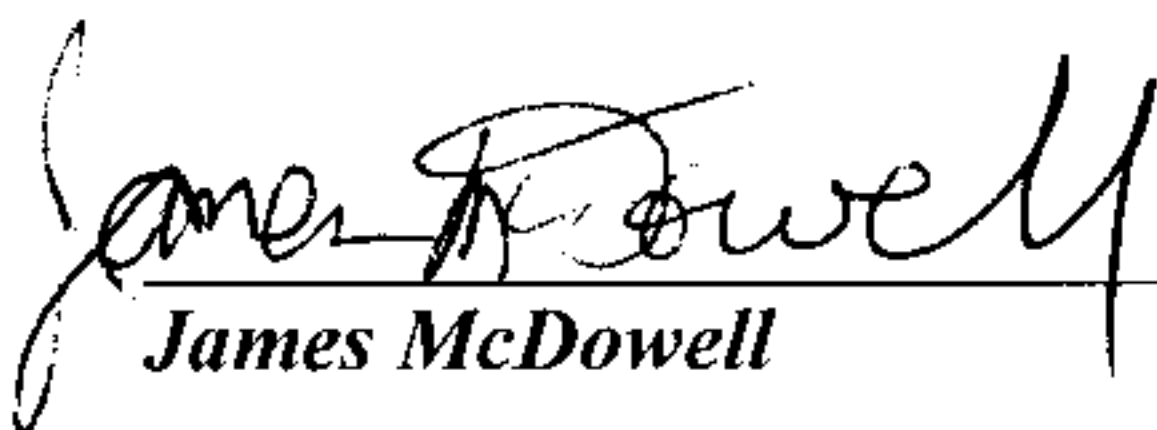
SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2019.
2. Easements, restrictions, rights of way, and permits of record.

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 1st day of December, 2018.

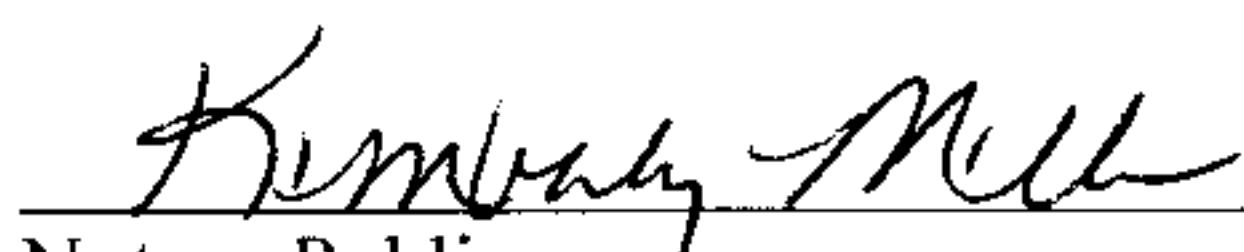

James McDowell


Janice McDowell

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **James McDowell and Janice McDowell**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of December, 2018.


Notary Public
My Commission Expires: 7/23/2022


20181203000421550 1/3 \$41.00
Shelby Cnty Judge of Probate, AL
12/03/2018 08:40:54 AM FILED/CERT

Shelby County, AL 12/03/2018
State of Alabama
Deed Tax: \$20.00

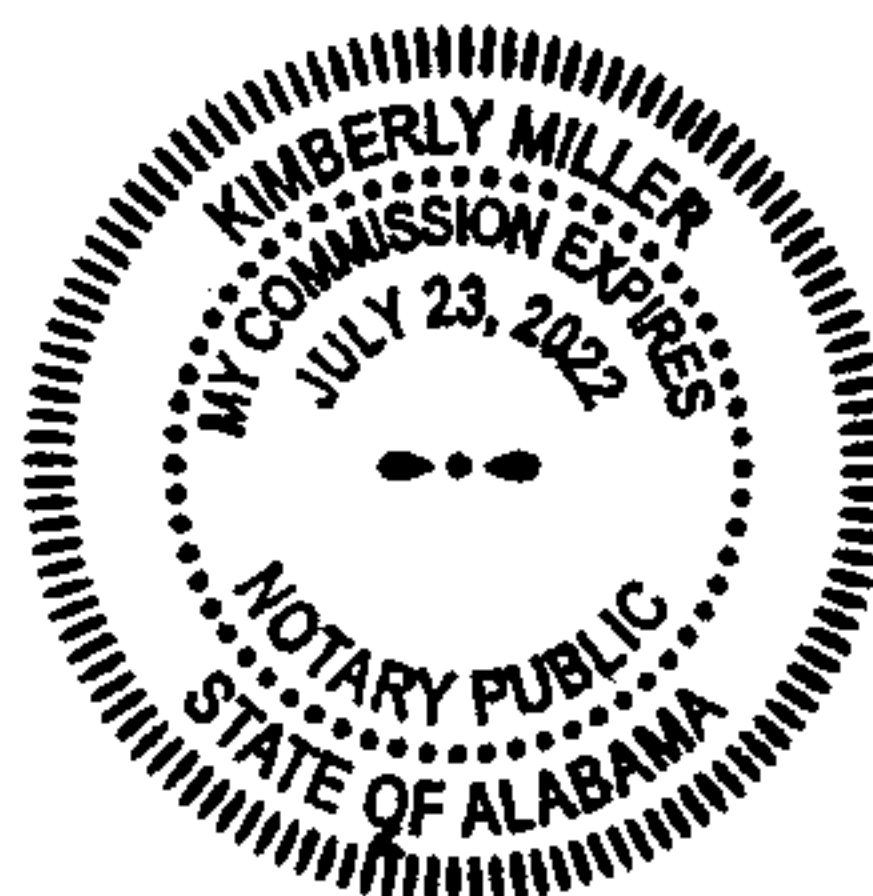


EXHIBIT A – LEGAL DESCRIPTION

Parcel 1-

Begin at the SW corner of Lot No. 12, according to survey of Smith's Camp, as shown by map recorded in the Probate Office of Shelby County, Alabama in Map Book 4, page 51, for point of beginning of lot herein conveyed; thence run North along the West boundary of said Lot No. 12 a distance of 150 feet to the NW corner of said Lot 12; thence run Westerly along a Westerly extension of the North boundary of said Lot 12 a distance of 100 feet to a point; thence Southerly, parallel with said West boundary of said Lot 12 a distance of 150 feet to a point; thence run Easterly to the point of beginning.

Parcel 2-

Begin at the SW corner of Lot 5 according to survey of Smith's camp, as shown by map recorded in the Probate Office of Shelby County, Alabama in Map Book 4, page 51, for point of beginning of lot herein conveyed; thence run North along the West boundary of said Lot 5 a distance of 150 feet to the NW corner of said Lot 5; thence run Westerly, along a Westerly extension of the North boundary of said Lot 5 a distance of 100 feet to a point; thence Southerly parallel with said West boundary of said Lot 5 a distance of 150 feet to a point; thence run Easterly to the point of beginning.

MINERAL AND MINING RIGHTS RESERVED.

It is agreed that no building costing less than \$2500.00 to build shall be placed on the above described lot.

Above property shall not be used for business purposes and this covenant shall run with the land.


20181203000421550 2/3 \$41.00
Shelby Cnty Judge of Probate, AL
12/03/2018 08:40:54 AM FILED/CERT

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

Grantor's Name James McDowell
 Mailing Address 645 Gary Mac Dr
Birmingham, AL 35226

Grantee's Name John Goellner
 Mailing Address 17 Town Creek Apartments
Columbiana, AL 35051

Property Address 275 Cherokee Drive
Wilsonville, AL 35186

Date of Sale _____
 Total Purchase Price \$ 20,000.00
 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 12/1/18

Print James McDowell

Unattested _____

(verified by)

Sign James McDowell

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

