

This Instrument was Prepared by:

Send Tax Notice To: Rachel Susanne Jordal  
Troy Anthony Jordal

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: S-19-25151

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Five Thousand Dollars and No Cents (\$5,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Billy Wayne Crenshaw**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Troy Anthony Jordal**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

**Property may be subject to 2019 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**\$0.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed 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, 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 8th day of February, 2019.

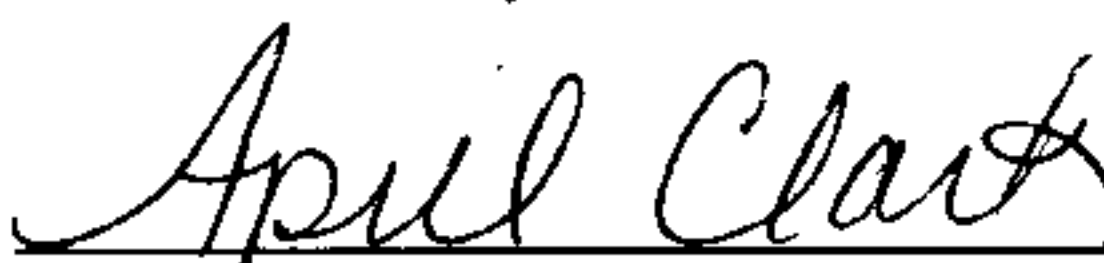
  
Billy Wayne Crenshaw

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Billy Wayne Crenshaw, 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 the 8th day of February, 2019.

  
Notary Public, State of Alabama  
9/22/2020  
My Commission Expires: September 22, 2020



Shelby County, AL 02/12/2019  
State of Alabama  
Deed Tax: \$5.00

  
20190212000046180 1/3 \$26.00  
Shelby Cnty Judge of Probate, AL  
02/12/2019 03:38:43 PM FILED/CERT

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL II:**

Commence at the SW corner of the NE 1/4, NE 1/4 of Section 31, Township 21 South, Range 1 East of said section; Being the same as the center of the NE 1/4 of said Section; thence North along the West line 428 feet to the point of beginning; thence continue North 180 feet along West line; thence turn 54 degrees right to the NE for a distance of 220 feet; thence turn 79 degrees 30 minutes right to the SE for a distance of 150 feet; thence turn 79 degrees right to the SW for a distance of 362 feet to the point of beginning. Situated in Shelby County, Alabama.

**PARCEL III:**

Commencing at the NE corner of Section 31, Township 21 South, Range 1 East; thence West 820.47 feet to the SW right of way of County Highway #28; thence Southeast along right of way 671.3 feet; thence turn 90 degrees to the right and run a distance of 589.67 feet to the point of beginning; thence continue along last described course a distance of 362.16 feet, more or less, to the Billy Wayne Crenshaw and Linda Sue Crenshaw property; thence turn 90 degrees to the left and run a distance of 30 feet, more or less, to the Howard Foster and Kay Foster property; thence turn 90 degrees to the left and run a distance of 362.16 feet; thence turn left and run 30 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

**PARCEL V:**

A portion of the NE 1/4 of the NE 1/4 of Section 31, Township 21 South, Range 1 East, more particularly described as follows: Begin at the SW corner of the NE 1/4 of the NE 1/4 of Section 31, Township 21 South, Range 1 East, and run North along the West side of said NE 1/4 of NE 1/4, 428 feet; thence turn right 54 degrees and run northeasterly for 362 feet; thence turn right 79 degrees 30 minutes and run southeasterly for 148.62 feet; thence turn right 89 degrees 30 minutes and run southwesterly for 362.18 feet; thence turn left 89 degrees 30 minutes and run southeasterly for 270.55 feet; thence turn right 89 degrees 30 minutes and run southwesterly for 150 feet to the South side of the NE 1/4 of the NE 1/4 of said section; thence turn right 46 degrees and run West along south line for 256 feet to the point of beginning. Situated in Shelby County, Alabama.

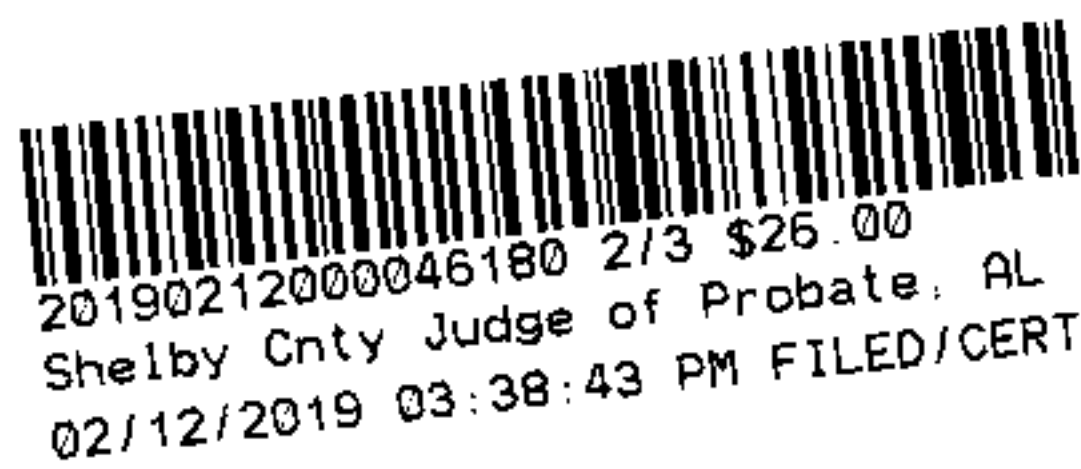
**PARCEL VI:**

Begin at the NE corner of Section 31, Township 21 South, Range 1 East; thence run West along the North line of said Section 31 a distance of 820.47 feet to the SW right of way boundary of Kingdom Road (Shelby County Hwy. No. 28); thence turn an angle of 139 degrees 06 minutes to the left and run along said SW right of way boundary a distance of 701.30 feet to the NE corner of property conveyed by deed recorded in Deed Book 249, Page 410; thence turn an angle of 90 degrees to the right and run a distance of 776 feet along the northwesterly boundary of the property described in said deed to the NW corner; thereof, being the point of beginning of the property described herein; thence continue in the same direction to a point on the South boundary of the NE 1/4 of NE 1/4 of said Section 31; thence run East along the South boundary of said quarter-quarter section to the northwesterly boundary of the property conveyed to grantors by deed recorded in Deed Book 274, Page 627; thence run northeasterly along the northwesterly boundary of the property described in said deed a distance of 117 feet, more or less, to the southwesterly corner of the property described in deed recorded in said Deed Book 249, Page 410; thence run northwesterly along the southwesterly boundary of the property described in said deed a distance of 225 feet, more or less, to the point of beginning.

**PARCEL VII:**

An easement for access and utilities over the following described property:

Commencing at the NE corner of Section 31 Township 21 South, Range 1 East; thence West 820.47 feet to the SW right of way of County Hwy. #28; thence SE along ROW 671.3 feet to the point of beginning; thence continue SE 30 feet; thence turn 90 degrees to the right for a distance of 589.67 feet to the SW; thence turn 90 degrees to the right for a distance of 30 feet to the NW; thence turn 90 degrees right for distance of 589.67 feet 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   | Billy Wayne Crenshaw                  | Grantee's Name          | Rachel Susanne Jordal<br>Troy Anthony Jordal |
| Mailing Address  | _____                                 | Mailing Address         | _____                                        |
|                  | _____                                 |                         | _____                                        |
|                  | _____                                 |                         | _____                                        |
| Property Address | 89 Walden Rd.<br>Columbiana, AL 35051 | Date of Sale            | February 08, 2019                            |
|                  |                                       | Total Purchase Price    | \$0.00                                       |
|                  |                                       | or                      |                                              |
|                  |                                       | Actual Value            | _____                                        |
|                  |                                       | or                      |                                              |
|                  |                                       | Assessor's Market Value | 5000.00                                      |

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)

|                                                    |                                           |
|----------------------------------------------------|-------------------------------------------|
| <input type="checkbox"/> Bill of Sale              | <input type="checkbox"/> Appraisal        |
| <input checked="" type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other |
| <input type="checkbox"/> 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 of 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 February 05, 2019

Print Billy Wayne Crenshaw

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

20190212000046180 3/3 \$26.00  
Shelby Cnty Judge of Probate, AL  
02/12/2019 03:38:43 PM FILED/CERT

Form RT-1