

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:
Joe L. Tidmore, Jr.
330 Hwy 61
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FOUR HUNDRED FORTY FOUR THOUSAND SEVEN HUNDRED FORTY DOLLARS AND ZERO CENTS (\$444,740.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Joe L. Tidmore and wife, Brenda B. Tidmore** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Joe L. Tidmore, Jr.** (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.


No part of the homestead of the Grantor herein or his 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 22nd day of February, 2019.


Brenda B. Tidmore

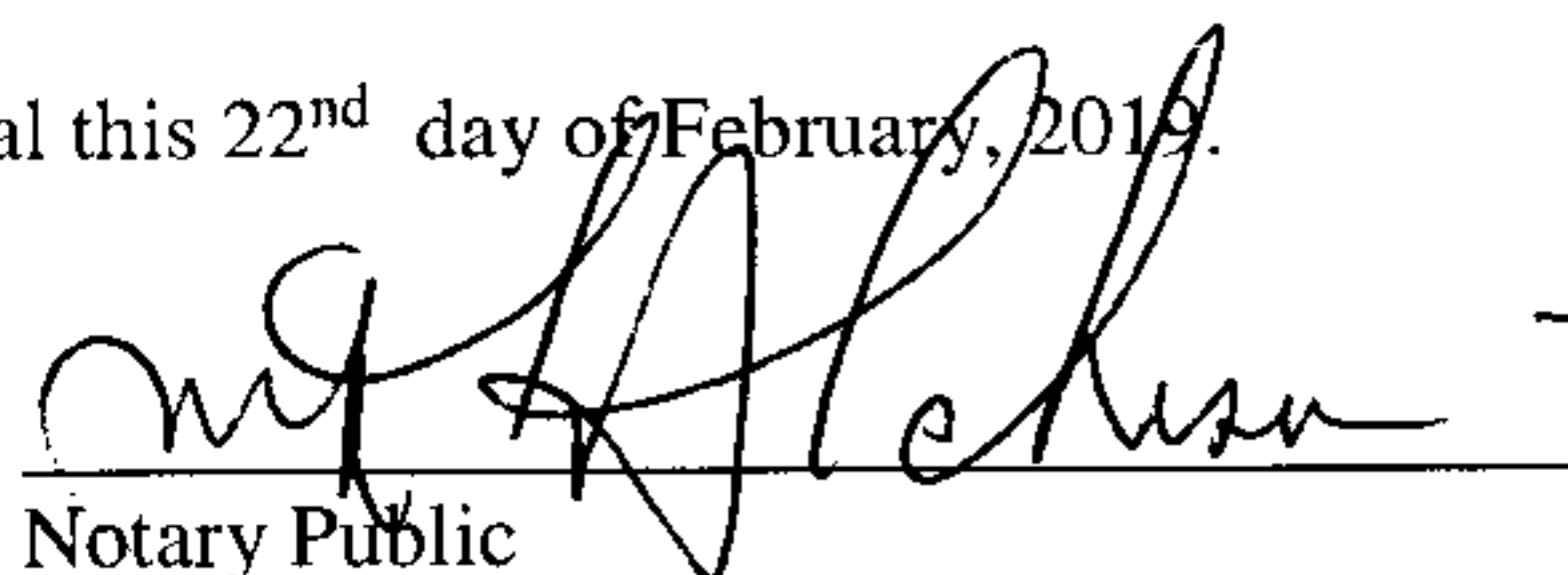

Joe L. Tidmore

STATE OF ALABAMA)
COUNTY OF SHELBY)


20190222000056890 1/3 \$469.00
Shelby Cnty Judge of Probate, AL
02/22/2019 11:03:34 AM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Joe L. Tidmore and wife, Brenda B. Tidmore**, whose names 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 22nd day of February, 2019.


Notary Public
My Commission Expires: 9/22/2020

Shelby County, AL 02/22/2019
State of Alabama
Deed Tax: \$448.00

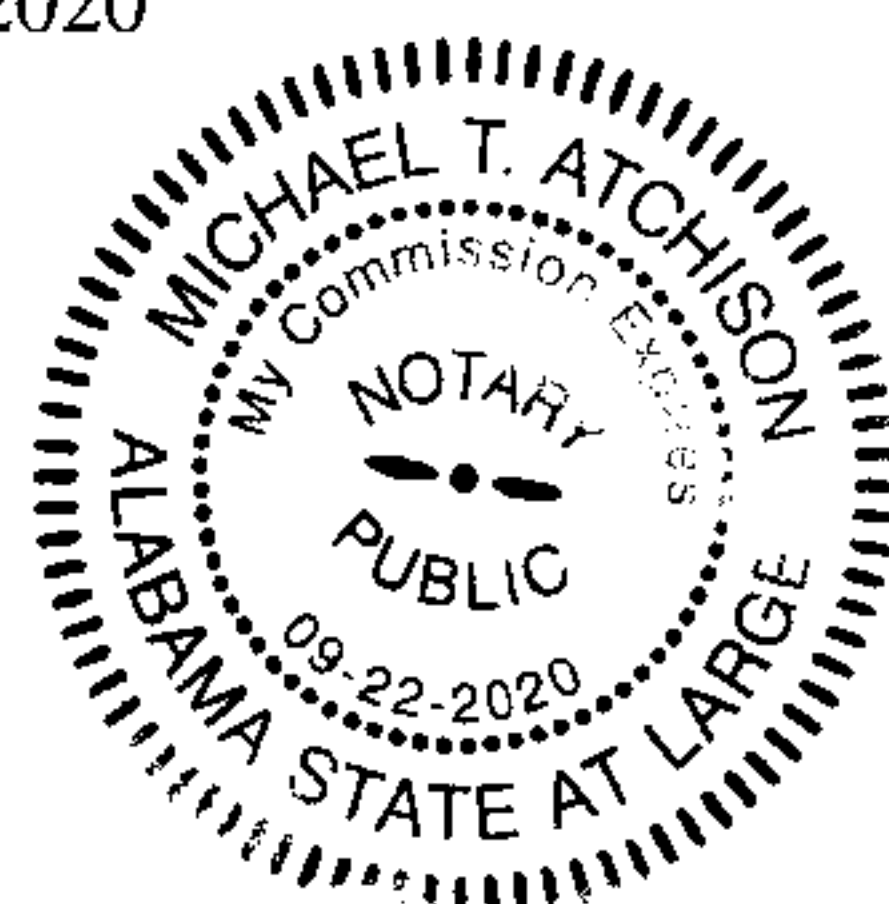


EXHIBIT A – LEGAL DESCRIPTION

Parcel I:

The NE ¼ of the NW ¼ of Section 18, Township 22 South, Range 1 East, Shelby County Alabama. Being situated in Shelby County, Alabama.


Except a 30-foot right of way on the South side of said property.

Parcel II:

All of the Southwest Quarter of Section 7, Township 22 South, Range 1 East, lying East of Shelby County Road No. 47, being the Columbiana-Shelby paved road, and South of Shelby Road No. 61.

Situated in Shelby County, Alabama.

LESS AND EXCEPT THAT PORTION PREVIOUSLY CONVEYED TO JOE L. TIDMORE, JR. AND JOSEPH BRAXTON TIDMORE.


20190222000056890 2/3 \$469.00
Shelby Cnty Judge of Probate, AL
02/22/2019 11:03:34 AM 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 Joe L. Tidmore
Mailing Address Brenda B. Tidmore
P.O. Box 227
Columbiana, AL 35051

Grantee's Name Joe L. Tidmore, Jr.
Mailing Address 330 Hwy 61
Columbiana, AL 35051

Property Address
Hwy 47 South
Columbiana, AL 35051

Date of Sale 22 Feb 19
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 447,740.00

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)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other Tax Value
☐ 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 22 Feb 2019

Print Joe L. Tidmore

Unattested

Sign Joe L. Tidmore

(Grantor/Grantee/Owner/Agent) circle one

20190222000056890 3/3 \$469.00
Shelby Cnty Judge of Probate, AL
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Form RT-1