

**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:*  
**Joseph Braxton Tidmore**  
**3325 Hwy 47**  
**Columbiana, AL 35051**

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of **FOUR HUNDRED THIRTY EIGHT THOUSAND AND ZERO CENTS (\$438,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Joe L. Tidmore and wife, Brenda B. Tidmore*** (herein referred to as ***Grantors***), grant, bargain, sell and convey unto, ***Joseph Braxton Tidmore***, (herein referred to as ***Grantee***), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

*See attached Exhibit A for Legal Description.*

***Brenda Tidmore and Brenda B. Tidmore are one in the same person***

**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 22<sup>nd</sup> day of February, 2019.

  
**Brenda B. Tidmore**

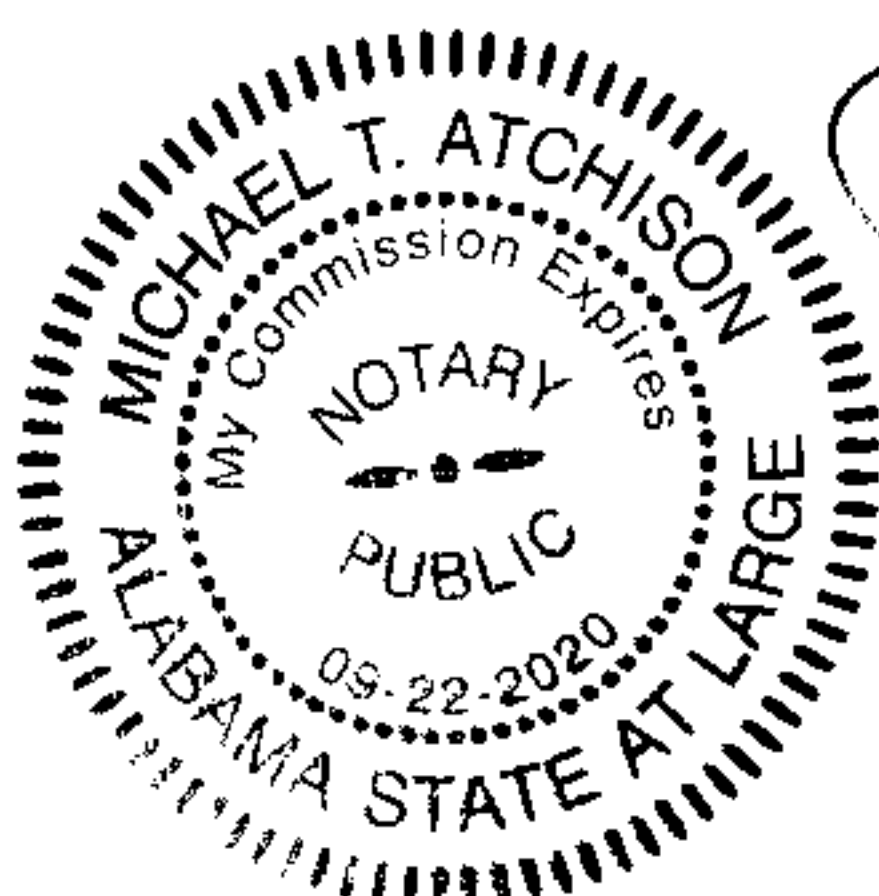
  
**Joe L. Tidmore**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

  
20190222000056900 1/3 \$459.00  
Shelby Cnty Judge of Probate, AL  
02/22/2019 11:03:35 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 22<sup>nd</sup> day of February 2019.



  
Notary Public  
My Commission Expires: 9/22/2020

Shelby County, AL 02/22/2019  
State of Alabama  
Deed Tax: \$438.00

## EXHIBIT A – LEGAL DESCRIPTION

### Parcel I:

Commence at the NW corner of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama; thence North 89 degrees 59 minutes 44 seconds East run 576.87 feet; thence South 0 degrees 00 minutes 58 seconds West for 228.96 feet; thence South 62 degrees 40 minutes 30 seconds West for 399.53 feet to the point of beginning; thence South 65 degrees 13 minutes 56 seconds East for 549.29 feet to the Northwesterly right of way of Alabama State Highway No. 25 (120-foot right of way); thence South 65 degrees 16 minutes 04 seconds West along said right of way for 274.68 feet; thence North 42 degrees 01 minutes 43 seconds West for 137.94 feet; thence South 61 degrees 23 minutes 07 seconds West for 109.36 feet; thence North 11 degrees 40 minutes 12 seconds West for 301.18 feet to the point of beginning.


According to survey of Thomas E. Simmons, RLS #12945, dated September 29, 1997.

### Parcel II:

Commence at the NW corner of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 24, Township 21 South, Range 1 West; thence run South 1 degree 56 minutes 40 seconds West along the West line thereof for 877.52 feet; thence run North 61 degrees 31 minutes 13 seconds East for 265.97 feet; thence North 61 degrees 10 minutes 25 seconds East for 89.72 feet to the point of beginning; thence North 61 degrees 34 minutes 06 seconds East for 109.36 feet; thence run South 42 degrees 00 minutes 20 seconds East for 137.94 feet to the Northerly right of way of Alabama State Highway #25; thence run South 65 degrees 49 minutes 49 seconds West along said right of way for 178.68 feet; thence run North 11 degrees 38 minutes 49 seconds West for 126.22 feet to the point of beginning.

According to survey of Thomas E. Simmons, RLS #12945.

Subject to taxes for 2019 and subsequent years, easements, restrictions, rights of way and permits of record.

  
20190222000056900 2/3 \$459.00  
Shelby Cnty Judge of Probate, AL  
02/22/2019 11:03:35 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 Joseph Brayton Tidmore  
Mailing Address P.O. Box 108  
Columbiana, AL 35051

Property Address \_\_\_\_\_  
14th, 25th Bys  
Columbiana, AL 35051

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 438,000.00

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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other Tax Value

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 Joe L. Tidmore

Unattested \_\_\_\_\_

Sign Joe L. Tidmore

(Grantor/Grantee/Owner/Agent) circle one



20190222000056900 3/3 \$459.00  
Shelby Cnty Judge of Probate, AL  
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Form RT-1