

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

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Mathew Vansant

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **EIGHTY THREE THOUSAND NINE HUNDRED TEN DOLLARS AND NO CENTS (\$83,910.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, **Patricia A. Vansant, a single woman**, (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Mathew Vansant and Kirsten Larsen-Vansant** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Patricia Vansant and Patricia A. Vansant are one in the same person

SUBJECT TO:

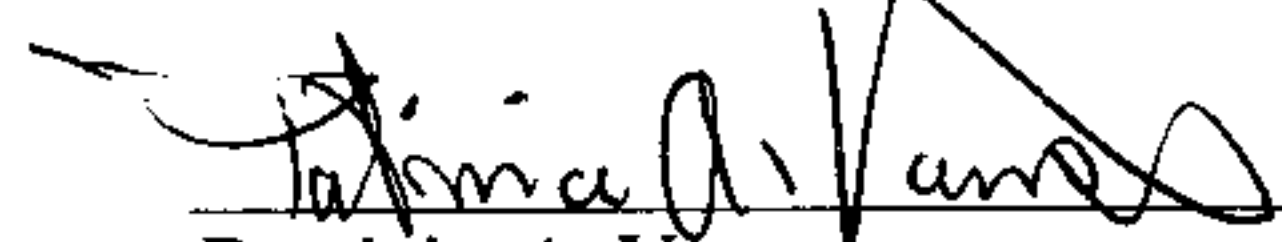
1. Ad valorem taxes due and payable October 1, 2019.
2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantors herein.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 _____ day of February, 2019.


Patricia A. Vansant

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Patricia A. Vansant**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of February, 2019.


20190225000058960 1/3 \$105.00
Shelby Cnty Judge of Probate, AL
02/25/2019 02:56:54 PM FILED/CERT


Notary Public
My Commission Expires: 9/22/2020

Shelby County, AL 02/25/2019
State of Alabama
Deed Tax: \$84.00

My Commission Expires April 11, 2021

EXHIBIT A – LEGAL DESCRIPTION

PARCEL I:

From the SW corner of the NW 1/4 of NE 1/4, Section 17, Township 21 South, Range 1 East, Shelby County, Alabama, as beginning point, run South 86 degrees 13 minutes 43 seconds East 550.57 feet to the West bank of Beeswax Creek; thence run along the west bank of said creek for the next 16 calls; North 06 degrees 08 minutes 33 seconds West 117.53 feet; North 65 degrees 29 minutes 04 seconds West 91.67 feet; North 71 degrees 42 minutes 12 seconds West 171.53 feet; North 55 degrees 37 minutes 27 seconds West 27.10 feet; North 23 degrees 23 minutes 01 second West 67.87 feet; North 07 degrees 15 minutes 23 seconds West 87.54 feet; North 26 degrees 43 minutes 34 seconds East 89.35 feet; North 12 degrees 20 minutes 58 seconds East 89.92 feet; North 12 degrees 20 minutes 58 seconds East 89.92 feet; North 76 degrees 56 minutes 45 seconds East 147.81 feet; North 17 degrees 43 minutes 31 seconds East 134.71 feet; North 07 degrees 32 minutes 46 seconds East 312.47 feet; North 17 degrees 38 minutes 01 seconds East 155.03 feet; North 46 degrees 11 minutes 07 seconds East 53.75 feet; South 69 degrees 05 minutes 36 seconds East 217.34 feet; North 29 degrees 21 minutes 37 seconds East 230.47 feet; North 01 degree 11 minutes 19 seconds East 34 feet to a fence; thence run North 89 degrees 48 minutes 41 seconds West along said fence 744.62 feet to the NW corner of said 1/4-1/4 section; thence South 03 degrees 56 minutes 03 seconds West along the west 1/4-1/4 line 1323.92 feet, back to the beginning point, less and except one acre previously conveyed to William and Nancy Vansant as recorded in Deed Book 294, Page 655 and Deed Book 316, Page 958.

Parcel II:

Lot D, Vansant Family Subdivision, as recorded in Map Book 35, Page 66, in the Probate Office of Shelby County, Alabama.

ALSO, a 40-foot wide easement for ingress, egress and utilities described as commencing at the SW corner of the NE 1/4 of the SW 1/4, Section 17, Township 21 South, Range 1 East; thence run North 00 degrees 08 minutes 31 seconds West along the West line of said 1/4-1/4 section a distance of 53.02 feet to the point of beginning of said easement; thence continue along last described course a distance of 609.63 feet to the SW corner of the Vansant Family Subdivision, as recorded in Map Book 35, Page 66, in the Probate Office of Shelby County, Alabama; thence turn right and run North 89 degrees 58 minutes 33 seconds East along the South line of said subdivision a distance of 40.00 feet; thence turn right and run South 00 degrees 08 minutes 31 seconds East a distance of 609.63 feet; thence turn right and run South 89 degrees 55 minutes 18 seconds West a distance of 40.00 feet, more or less, to the point of beginning. Also, a 40-foot wide easement for ingress, egress and utilities along the South line of Lots A, B and C of said subdivision.



20190225000058960 2/3 \$105.00
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20190225000058960 3/3 \$105.00
Shelby Cnty Judge of Probate, AL
02/25/2019 02:56:54 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 Patricia Vansant
Mailing Address P.O. Box 1346
Columbiana AL 35057

Grantee's Name Mathew Vansant
Mailing Address Kirsten-Larsen Vansant
1752 Alston Farm Rd
Columbiana, AL 35051

Property Address no address

Date of Sale 2/25/2019
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 83,910.00

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

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 2/25/2019

Print

Patricia A. Vansant

Sign

Patricia A. Vansant

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1