This instrument was prepared by: Ellis, Head, Owens & Justice P O Box 587 Columbiana, AL 35051

Send Tax Notice to:
Kevin L. Land & Mechelle Lee Land
485 Highway 438
Wilsonville, AL 35186

STATUTORY WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Seventy Seven Thousand Four Hundred Forty One and No/10 Dollars (\$77,441.00) to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Georgia-Alabama Land Trust, Inc., a Georgia non-profit corporation, (herein referred to as grantor, whether one or more) does grant, bargain, sell and convey unto, Kevin L. Land and Mechelle Lee Land (herein referred to as grantee, whether one or more), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to 2019 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

And subject to the foregoing, GRANTOR will warrant and forever defend the right and title to the said bargained premises unto GRANTEE against the claims of all persons owning, holding, or claiming by, through, or under GRANTOR, which claims are based upon matters occurring subsequent to GRANTOR's acquisition of the bargained premises, and prior to the date of delivery of this deed.

March,	IN WITNESS W 2019.	HEREOF, I have hereunto set my hand and seal this day of
		GEORGIA-ALABAMA LAND TRUST INC. a Georgia non-profit corporation
		Male de la companya della companya della companya della companya de la companya della companya d
·· 		By: Warner L. Kennon, Jr., as Staff Attorney

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Warner L. Kennon, Jr., as Staff Attorney of the Georgia-Alabama Land Trust Inc., a Georgia non-profit corporation, who is authorized to sign 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 in his capacity as Staff Attorney of said non-profit corporation.

Given under my hand and official seal this 14 day of March, 2019.

My Commission Expires: 9-1(-19

Shelby County: AL 03/08/2019 State of Alabama Deed Tax:\$77.50

Notary Public

20190308000074860 1/3 \$98.50

20190308000074860 1/3 \$98.50 Shelby Cnty Judge of Probate, AL 03/08/2019 11:50:49 AM FILED/CERT

EXHIBIT "A" LEGAL DESCRIPTION

Begin at the NE corner at the NE ½ of the NW ½ of Section 33, Township 19 South, Range 1 East, Shelby County, Alabama, said point being the Point of Beginning; thence South 89 degrees 54 minutes 55 seconds West for a distance of 1321.35 feet; thence South 00 degrees 44 minutes 01 seconds West for a distance of 150.28; thence South 00 degrees 44 minutes 01 seconds west for a distance of 297.72 feet; thence South 62 degrees 15 minutes 34 seconds East for a distance of 1077.03 feet to the Northwesterly R.O.W. line of Shelby County Highway 55, 80' R.O.W.; thence North 33 degrees 08 minutes 25 seconds East and along said R.O.W. line for a distance of 278.41 feet to a curve to the left, having a radius of 6960.00 feet, and subtended by a chord bearing North 31 degrees 23 minutes 13 seconds East, and a chord distance of 422.08 feet; thence along the arc of said curve and said R.O.W. line for a distance of 422.14 feet; thence North 00 degrees 17 minutes 30 seconds East and leaving said R.O.W. line for a distance of 357.81 feet to the Point of Beginning.

WH

20190308000074860 2/3 \$98.50 20190308000074860 2/3 \$98.50 Shelby Cnty Judge of Probate, AL 03/08/2019 11:50:49 AM FILED/CERT

Real Estate Sales Validation Form

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

Timo Dounterst mast	oe jueu in accordance with Code of Alabama 1975, Section 40.22.1
Grantor's Name : <u>Georgia-Alabama La</u> Mailing Address <u>226 Old Ladiga Roa</u> <u>Piedmont, AL 36272</u>	Mailing Address: 485 Highway 438
Property Address: Hwy 55, Farms at V	Date of Sale 3-7-19 Total Purchase Price \$_77,441.00 or Actual Value \$
The purchase price or actual value clair one) (Recordation of documentary evid	or Assessor's Market Value \$ med on this form can be verified in the following documentary evidence: (check lence is not required)
Bill of SalexSales ContractxClosing Statement	Appraisal Other –
If the conveyance document presented of this form is not required.	for recordation contains all of the required information referenced above, the filing
Grantor's name and mailing address - provide th	Instructions The name of the person or persons conveying interest to property and their current mailing address.
	ne name of the person or persons to whom interest to property is being conveyed.
Property address -the physical address of the pro	
Date of Sale - the date on which interest to the p	
	the purchase of the property, both real and personal, being conveyed by the instrument offered for
Actual value - if the property is not being sold, trecord. This may be evidenced by an appraisal of	the true value of the property, both real and personal, being conveyed by the instrument offered for conducted by a licensed appraiser or the assessor's current market value.
If no proof is provided and the value must be dedetermined by the local official charged with the penalized pursuant to Code of Alabama 1975§	etermined, the current estimate of fair market value, excluding current use valuation, of the property as e responsibility of valuing property for property tax purposes will be used and the taxpayer will be 40-22-1 (h).
I attest, to the best of my knowledge and belief to statements claimed on this form may result in the	that the information contained in this document is true and accurate. I further understand that any false the imposition of the penalty indicated in Code of Alabama 1975§ 40-22-1 (h).
Date 3-7-19	Sign CAND TRUST, INC. Sign Grantee/Owner/Agent) circle one BY: WARNER L. KENNON, JR. Print ITT: STAFF ATTORNEY
Unattested	(Verified by)
Form RT-1	

Shelby Cnty Judge of Probate, AL

03/08/2019 11:50:49 AM FILED/CERT