

This Instrument was Prepared by:

Send Tax Notice To: Steven Kolton Byers

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

1924 7th Ave
Carle, AL 35046

File No.: S-19-25292

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

20190321000091070 1/3 \$73.00
Shelby Cnty Judge of Probate, AL
03/21/2019 11:15:23 AM FILED/CERT

That in consideration of the sum of **Fifty Two Thousand Dollars and No Cents (\$52,000.00)**, 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, **Sarah Joan White, a single woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Steven Kolton Byers**, (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.

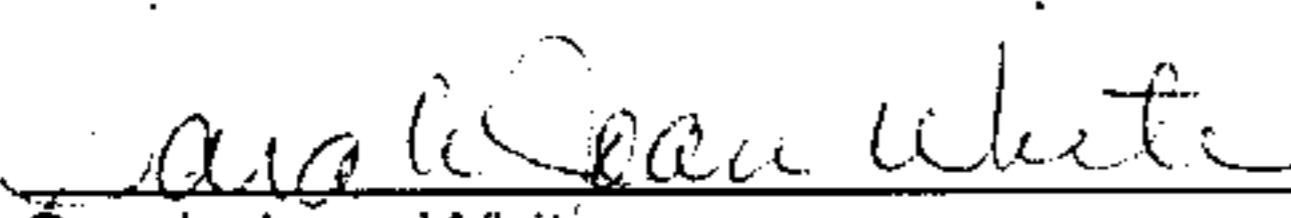
Property constitutes no part of the homestead of the Grantor herein or her spouse.

\$44,200.00 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 20th day of March, 2019.

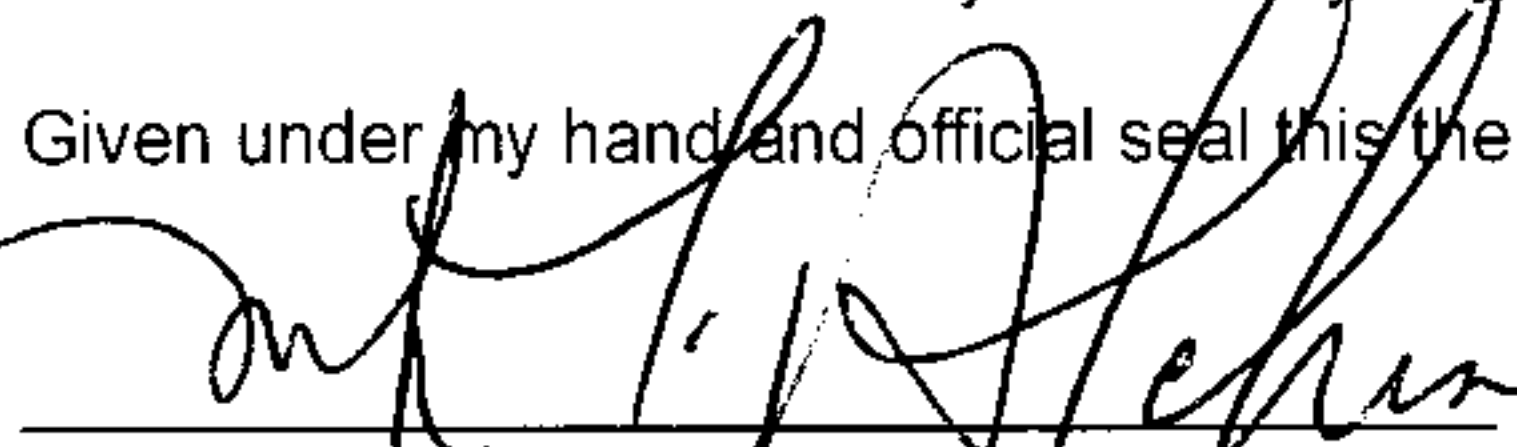

Sarah Joan White

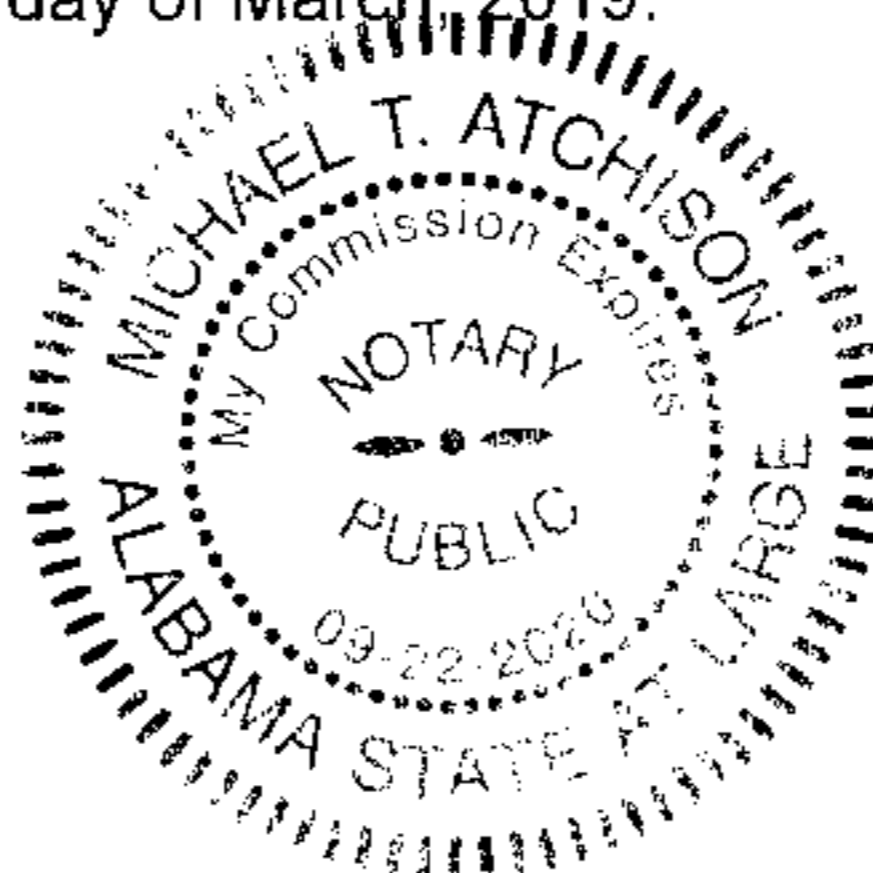
State of Alabama

County of Shelby

I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that Sarah Joan White, 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 20th day of March, 2019.


Notary Public, State of Alabama
Mike T Atchison
My Commission Expires: September 22, 2020




Shelby County, AL 03/21/2019
State of Alabama
Deed Tax: \$52.00

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at a rebar in place (P.L.S. 4848) being the Northeast corner of the Southwest one-fourth of the Northeast one-fourth of Section 5, Township 21 South, Range 1 East, Shelby County, Alabama; thence proceed North 87° 15' 24" West along the North boundary of said quarter-quarter section for a distance of 282.62 feet to the point of beginning. From this beginning point proceed South 51° 59' 10" East for a distance of 346.15 feet; thence proceed South 02° 34' 15" West for a distance of 84.87 feet to a rebar in place (P.L.S. 4848) being a point on the Westerly right-of-way of Shelby County Highway 55; thence proceed South 30° 48' 30" West along the right-of-way of said highway for a distance of 235.17 feet to a rebar in place (P.L.S. 4848); thence proceed South 29° 35' 06" West along the right-of-way of said highway for a distance of 134.72 feet; thence proceed North 59° 26' 23" West for a distance of 477.91 feet to a rebar in place (P.L.S. 4848) being the P. C. of a concave curve right having a radius of 136.23 feet and a arc of 147.55 feet; thence proceed Northwesterly along the curvature of said curve for a chord bearing a distance of North 28° 24' 26" West, 140.45 feet to the P. T. of said curve being a rebar in place (P.L.S. 4848); thence proceed North 02° 37' 00" East for a distance of 269.27 feet to a rebar in place (P.L.S. 4848) being a point on the North boundary of said quarter-quarter section; thence proceed South 87° 15' 24" East along the North boundary of said quarter-quarter section for a distance of 384.56 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Northeast one-fourth of Section 5, Township 21 South, Range 1 East, Shelby County, Alabama.

TO BE KNOWN AS Lot 1, according to the survey of Byers Cove Subdivision as recorded in Map Book _____, Page _____, Probate Office, Shelby County, Alabama.


20190321000091070 2/3 \$73.00
Shelby Cnty Judge of Probate, AL
03/21/2019 11:15:23 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	<u>Sarah Joan White</u>	Grantee's Name	<u>Steven Kolton Byers</u>
Mailing Address	<u>101 Whitney Ct</u> <u>North Augusta SC 29860</u>	Mailing Address	<u>1924 7th Ave</u> <u>Calera AL 35040</u>
Property Address	<u>1049 Hwy 55</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>March 20, 2019</u>
		Total Purchase Price	<u>\$52,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>XX</u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u></u> Other
<u></u> 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 March 13, 2019

Print Sarah Joan White

Unattested

Sign Sarah Joan White

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

20190321000091070 3/3 \$73.00
Shelby Cnty Judge of Probate, AL
03/21/2019 11:15:23 AM FILED/CERT

Form RT-1