

This instrument was prepared by:

Send Tax Notice

To:

Joseph Stange

Arthur Cline

WARRANTY DEED

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS.

SHELBY COUNTY

20190329000100110 1/2 \$19.50  
Shelby Cnty Judge of Probate, AL  
03/29/2019 09:11:02 AM FILED/CERT

That in consideration of **Ten Dollars and Zero Cents (\$10.00)** to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, **Joseph Stange, A Married Man** (herein referred to as grantor) do grant, bargain, sell and convey unto **Arthur Cline** (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the SW corner of the SE 1/4 of the NW 1/4 of Section 12, Township 18 South, Range 1 East, Shelby County, Alabama; thence North 00 degrees 33 minutes 26 seconds East, a distance of 789.89 feet; thence South 89 degrees 13 minutes 39 seconds East, a distance of 253.77 feet; thence South 89 degrees 26 minutes 31 seconds East, a distance of 81.36 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 68.69 feet; thence South 89 degrees 26 minutes 36 seconds East, a distance of 205.21 feet; thence South 89 degrees 26 minutes 36 seconds East, a distance of 214.61 feet; thence South 00 degrees 19 minutes 53 seconds West, a distance of 210.00 feet; thence South 89 degrees 55 minutes 41 seconds East, a distance of 458.49 feet to the westerly R.O.W. line of Shelby County Highway 50, 80' ROW and the beginning of a non-tangent curve to the left, having a radius of 5960.00, a central angle of 02 degrees 18 minutes 04 seconds and subtended by a chord which bears North 02 degrees 33 minutes 53 seconds East, and a chord distance of 239.36 feet; thence along the arc of said curve and said R.O.W. line, a distance of 239.37 feet; thence North 89 degrees 24 minutes 22 seconds West and leaving said R.O.W. line, a distance of 956.22 feet; thence South 00 degrees 31 minutes 02 seconds West, a distance of 33.71 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, AL Reg. #21784, dated December 16, 2017.

Subject to easements, reservations and restrictions at record.

Property does not constitute the homestead of the grantor nor 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, 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 persons.

IN WITNESS WHEREOF, I, have hereunto set my hand(s) and seal(s), this 25 day of March, 2019.

\_\_\_\_\_

Joseph Stange  
Joseph Stange

STATE OF ALABAMA

}

General Acknowledgment

COUNTY OF Shelby

I, **the undersigned**, a Notary Public in and for said County, in said State, hereby certify that **Joseph Stange, A married man** 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 25 day of March, 2019.

My Commission Expires: 12-20-2020

Notary Public

Tim J. [Signature]

Shelby County, AL 03/29/2019  
State of Alabama  
Deed Tax: \$1.50

# Real Estate Sales Validation Form

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

Grantor's Name Joseph Stange  
Mailing Address 2216 Hwy 50  
Vandiver AL 35126

Grantee's Name Arthur Cline  
Mailing Address Cropwell, AL

Property Address Hwy 50  
Vandiver AL

Date of Sale 3/25/19  
Total Purchase Price \$ 1500.00  
or  
Actual Value \$  
or  
Assessor's Market Value \$

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 3/29/19

Print Jeanne Protridge

Unattested

Sign

Jeanne Protridge

(Grantor/Grantee/Owner/Agent) circle one

filed by)

Form RT-1

20190329000100110 2/2 \$19.50  
Shelby Cnty Judge of Probate, AL  
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