

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


20190418000128660 1/3 \$115.50
Shelby Cnty Judge of Probate: AL
04/18/2019 03:59:38 PM FILED/CERT

Send Tax Notice to:
Keith A. Armstrong
255 Simpson Road
Wilsonville, AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **NINETY FOUR THOUSAND THREE HUNDRED NO DOLLARS AND NO CENTS (\$94,300.00)**, 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, **Keith A. Armstrong and Angela Dawn Armstrong, husband and wife**, (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Keith A. Armstrong and Angela Dawn Armstrong (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

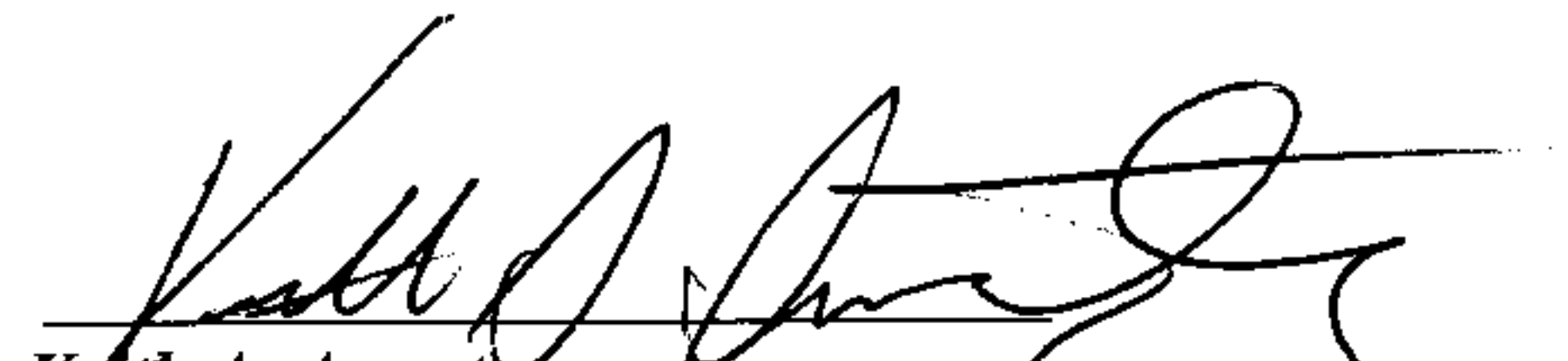
1. Ad valorem taxes due and payable October 1, 2019.
2. Easements, restrictions, rights of way, and permits of record.

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 17th day of April, 2019.

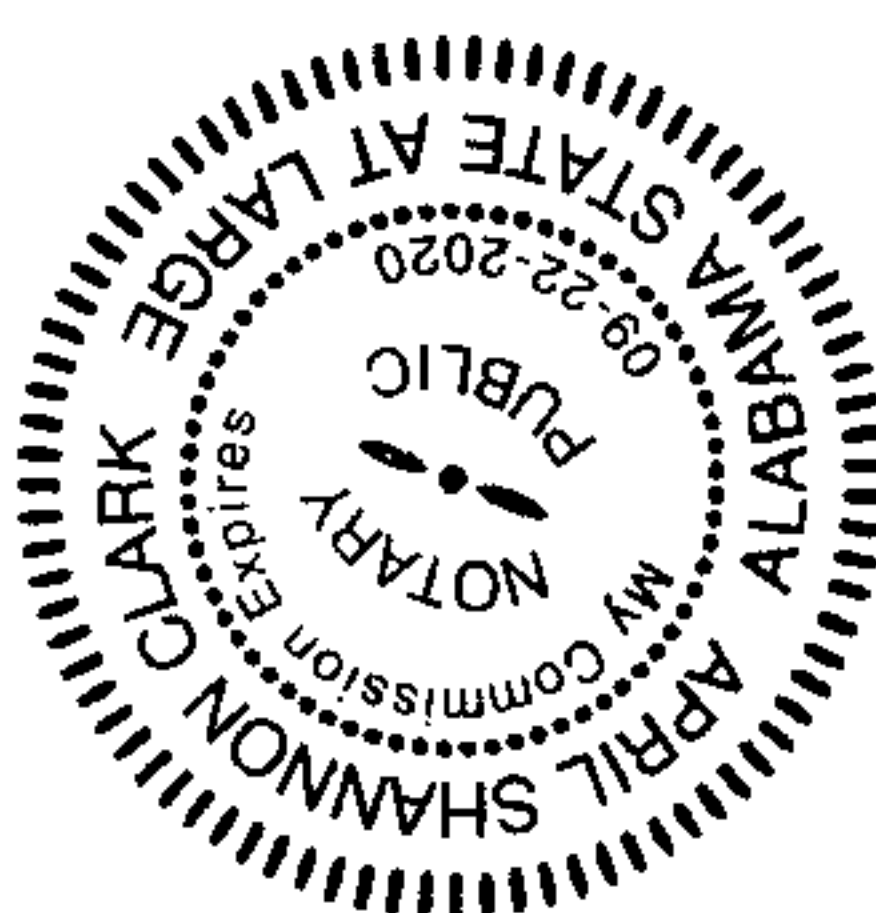

Angela Dawn Armstrong


Keith A. Armstrong

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Keith A. Armstrong and Angela Dawn Armstrong**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of April, 2019.




Notary Public
My Commission Expires: 9/22/2020

Shelby County, AL 04/18/2019
State of Alabama
Deed Tax: \$94.50

EXHIBIT A – LEGAL DESCRIPTION

PARCEL 1:

A parcel of land situated in the SE ¼ of the NE ¼ of Section 2, Township 21 South, Range 1 East, City of Wilsonville, Shelby County, Alabama, being more particularly described as follows:

Commence at the NE corner of the above said ¼-1/4 ; thence South 87 degrees 38 minutes 00 seconds West a distance of 990.00 feet; thence South 02 degrees 28 minutes 22 seconds East, a distance of 30.00 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 180.00 feet; thence North 87 degrees 38 minutes 00 seconds East, a distance of 265.50 feet; thence North 02 degrees 29 minutes 26 seconds West, a distance of 180.00 feet; thence South 87 degrees 38 minutes 00 seconds West, a distance of 265.44 feet to the POINT OF BEGINNING.

PARCEL 2:

A parcel of land situated in the SE ¼ of the NE ¼ of Section 2, Township 21 South, Range 1 East, City of Wilsonville, Shelby County, Alabama, being more particularly described as follows:

Begin at the NE corner of the above said ¼-1/4 said point being the POINT OF BEGINNING; thence South 02 degrees 28 minutes 22 seconds East, a distance of 1,335.87 feet; thence South 87 degrees 33 minutes 08 seconds West, a distance of 60.55 feet; thence North 28 degrees 16 minutes 20 seconds West, a distance of 652.45 feet; thence South 75 degrees 55 minutes 52 seconds West, a distance of 233.54 feet; thence North 16 degrees 55 minutes 31 seconds West, a distance of 605.88 feet; thence North 02 degrees 29 minutes 26 seconds West, a distance of 180.00 feet; thence South 87 degrees 38 minutes 00 seconds West, a distance of 265.44 feet; thence North 02 degrees 28 minutes 22 seconds West, a distance of 30.00 feet; thence North 87 degrees 38 minutes 00 seconds East, a distance of 990.00 feet to the POINT OF BEGINNING.

ALSO, that certain easement for ingress and egress more particularly described as follows: Commencing at the NW corner of the above described land; thence East along the North boundary of same a distance of 25.50 feet to the West side of said easement, this easement being 30.00 feet wide and running North a distance of 1,355.50 feet to the South right of way line of Shelby County Road No. 48; all being situated in Shelby County, Alabama.

PARCEL 3:

A parcel of land situated in the SE ¼ of the NE ¼ of Section 2, Township 21 South, Range 1 East, City of Wilsonville, Shelby County, Alabama, being more particularly described as follows;

Commence at the NE corner of the above said ¼-1/4; thence South 87 degrees 38 minutes 00 seconds West, a distance of 990.00 feet; thence South 02 degrees 28 minutes 22 seconds East, a distance of 210.00 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 1,127.26 feet; thence North 87 degrees 33 minutes 08 seconds East a distance of 929.45 feet; thence North 28 degrees 16 minutes 20 seconds West, a distance of 652.45 feet; thence South 75 degrees 55 minutes 52 seconds West, a distance of 233.54 feet; thence North 16 degrees 55 minutes 31 seconds West a distance of 605.88 feet; thence South 87 degrees 38 minutes 00 seconds West, a distance of 265.50 feet to the POINT OF BEGINNING.



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Real Estate Sales Validation Form

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

Grantor's Name Keith A. Armstrong
Mailing Address 255 Simpson Road
Wilsonville, AL 35186

Grantee's Name Keith A. Armstrong +
Angela Dawn Armstrong
Mailing Address 255 Simpson Road
Wilsonville, AL 35186

Property Address 255 Simpson Road
Wilsonville, AL 35186

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value _____
or
Assessor's Market Value \$ 94,300.00

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 assessor's 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 Keith A. Armstrong

Unattested _____

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

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Form RT-1