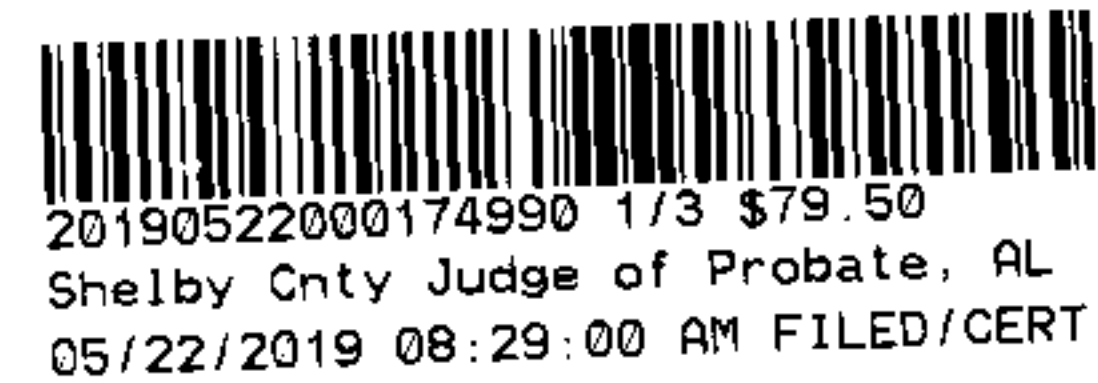


THIS INSTRUMENT PREPARED BY:
HILL, HILL & GOSSETT, P.C.
Post Office Box 310
Moody, Alabama 35004

Send Tax Notice To:
17804 Highway 55
Sterrett, AL 35147

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY



KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Lillian Evelyn Johnson, an unmarried woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Patricia Evelyn Sego (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

From the NE corner of the NE1/4 of the SW1/4 of Section 19, Township 18 South, Range 2 East, run West along the North boundary of the said NE1/4 of the SW1/4, Section 19, Township 18 South, Range 2 East 465.75 feet; thence turn an angle of 118 deg. 33' to the left and run 44.85 feet to a point on the South right of way line of the Sterrett-Kelly Creek Road for the point of beginning of the land herein described; thence turn an angle of 00 deg. 33' to the left and run 474.86 feet; thence turn an angle of 86 deg. 25' to the right and run 370.64 feet; thence turn an angle of 77 deg. 04' to the right and run 646.53 feet, more or less, to a point on the South right of way line of the Sterrett-Kelly Creek Road; thence turn an angle of 88 deg. 08' to the right and run along the South right of way line of the said road 140.18 feet; thence turn an angle of 19 deg. 20' to the right and continue along said South right of way line of said road 77.7 feet; thence turn an angle of 19 deg. 10' to the right and continue along the South right of way line of said road 78.15 feet; thence turn an angle of 06 deg. 57' to the right and continue along the South right of way line of said road 303.0 feet, more or less, to the point of beginning; being a part of the NE1/4 of the SW1/4 of Section 19, Township 18 South, Range 2 East, containing 7.32 acres, more or less

LESS AND EXCEPT:

From the NE corner of the NE1/4 of the SW1/4 of Section 19, Township 18 South, Range 2 East; run West along the North boundary of the said NE1/4 of SW1/4 of Section 19, Township 18 South, Range 2 East for a distance of 896.5 feet; thence turn an angle of 67 deg. 27' to the left and run 204.00 feet to a point on the South right of way line of the Sterrett-Kelly Creek Road for the point of beginning of the land herein described; thence turn an angle of 19 deg. 24' to the right and run along the South right of way line of the said Sterrett-Kelly Creek Road 19.0 feet; thence turn an angle of 87 deg. 35' to the left and run 184.15 feet; thence turn an angle of 90 deg. 00' to the left and run 19.0 feet; thence turn an angle of 90 deg. 02' to the left and run 184.95 feet, more or less, to the point of beginning; this being a part of the NE1/4 of the SW1/4 of Section 19, Township 18 South, Range 2 East, and containing 0.08 acres, more or less

Shelby County, AL 05/22/2019
State of Alabama
Deed Tax: \$58.50

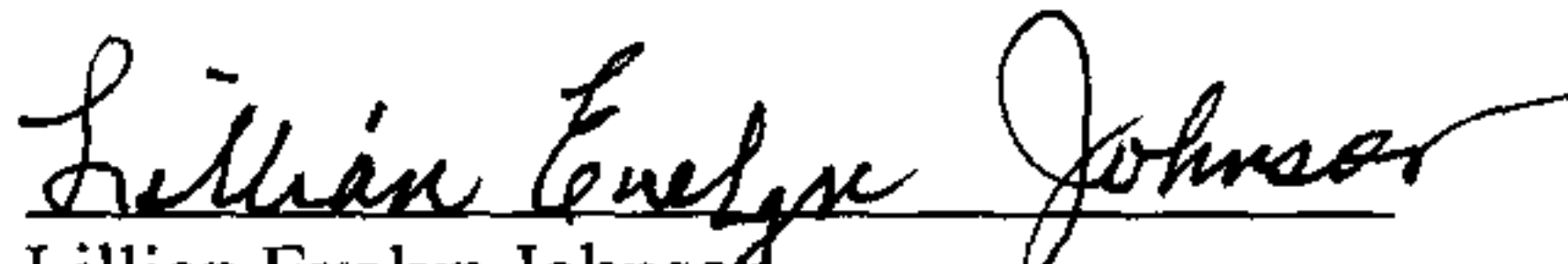
GRANTOR RESERVES A LIFE ESTATE IN AND TO THE ABOVE DESCRIBED PROPERTY

Legal description provided by Grantor; deed prepared without benefit of title search or title insurance

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 said Grantee, his, her or 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 stated 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 Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

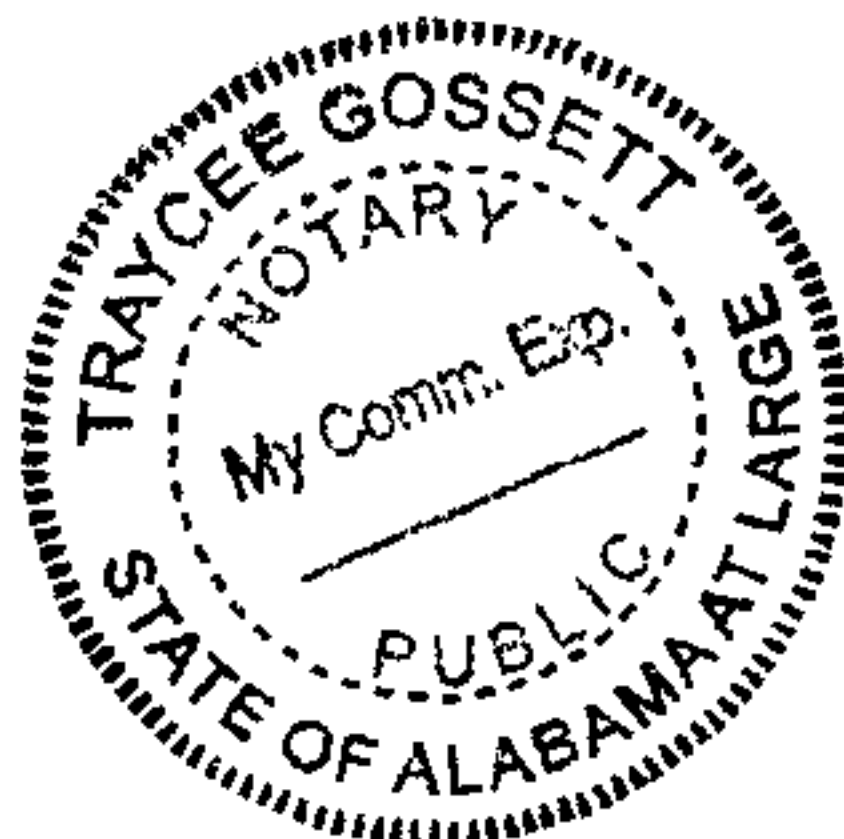
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 3 day of May, 2019.


Lillian Evelyn Johnson

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Lillian Evelyn Johnson, whose name(s) 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 3 day of May, 2019.




Notary Public

My Commission Expires: 9.14.20


20190522000174990 2/3 \$79.50
Shelby Cnty Judge of Probate, AL
05/22/2019 08:29:00 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 LILLIAN EVELYN JOHNSON
Mailing Address 17804 HIGHWAY 55
STERRETT, AL 35147

Grantee's Name PATRICIA EVELYN SEGO
Mailing Address 157 BRANDY LANE
HARPERSVILLE, AL 35078

Property Address 17804 HIGHWAY 55
STERRETT, AL 35147

Date of Sale MAY 3, 2019
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 58,375.00

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 Assessment

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 James E. Hill, Jr.

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20190522000174990 3/3 \$79.50
Shelby Cnty Judge of Probate, AL
05/22/2019 08:29:00 AM FILED/CERT