

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Kelly F.N. Langmead
812 Wallyard Ct SE
Leesburg VA 20175-8940

WARRANTY DEED
STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWENTY THOUSAND SEVEN HUNDRED DOLLARS AND ZERO CENTS (\$20,700.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Philip L. Newman, a married man and Kelly F.N. Langmead, a married woman (herein referred to as *Grantors*), grant, bargain, sell and convey unto, Philip L. Newman and Kelly F.N. Langmead (herein referred to as *Grantee*), 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.

No part of the homestead of the Grantors herein or their spouses.

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, 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 27 day of June, 2019.

Philip L. Newman
Philip L. Newman

Kelly F.N. Langmead
Kelly F.N. Langmead

STATE OF Florida
COUNTY OF Hillsborough

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Philip L. Newman, 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 27 day of June, 2019.

Angelyn Wilkinson
Notary Public

My Commission Expires:

STATE OF Virginia
COUNTY OF Lexington

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kelly F.N. Langmead, 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 20 day of March, 2019.

Jacalyn Arsenneau
Notary Public
My Commission Expires: 07-31-2021

Shelby County, AL 07/02/2019
State of Alabama
Deed Tax: \$21.00

JACALYN GWYNN ARSENEAU
Notary Public
Commonwealth of Virginia
Registration No. 7747117
My Commission Expires Jul 31, 2021

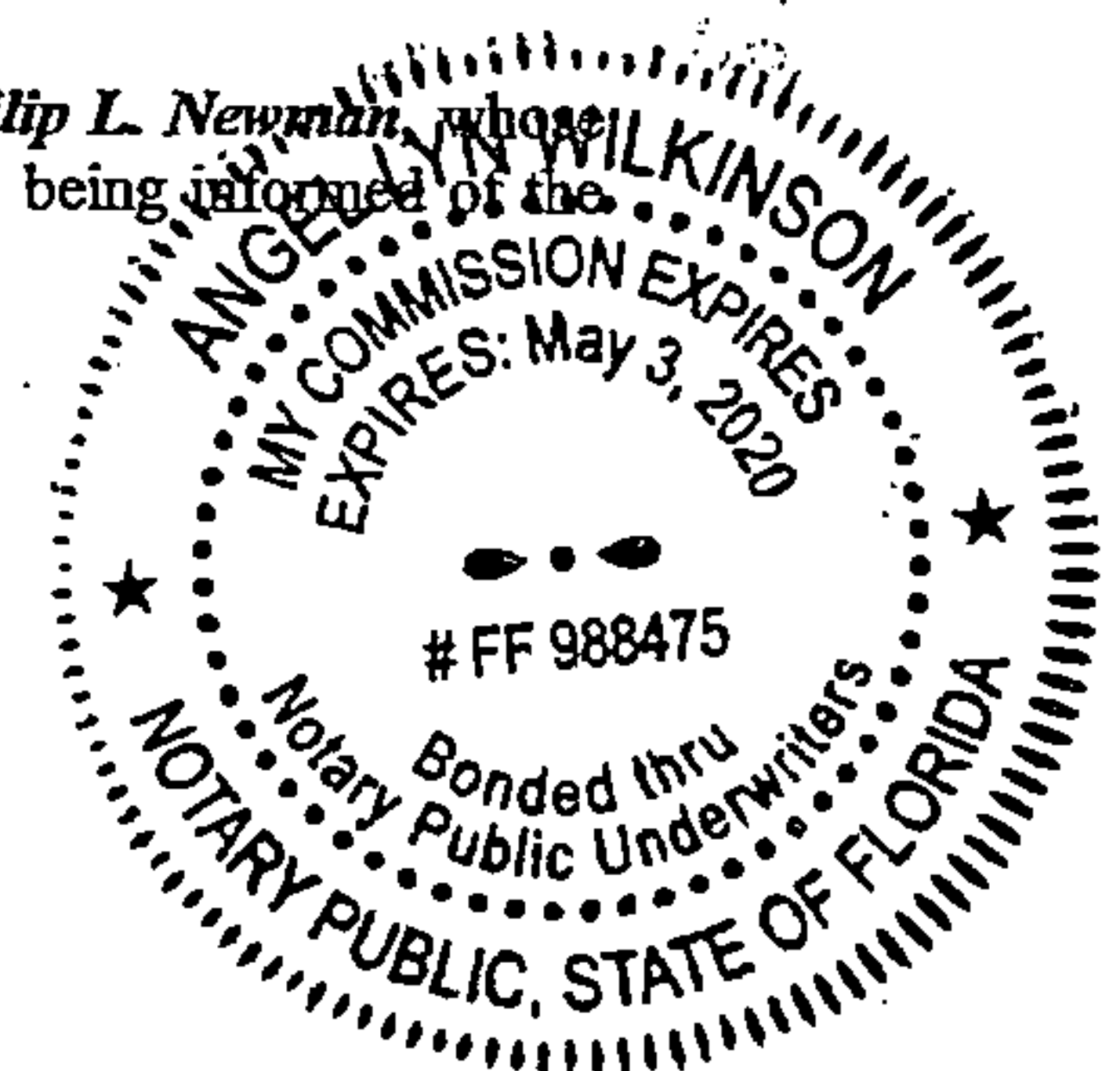


EXHIBIT A - LEGAL DESCRIPTION

PARCEL #3 DESCRIPTION

A parcel of land situated in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 35, Township 19 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NW corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 35, Township 19 South, Range 2 East, Shelby County, Alabama; thence along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, N 89°11'22" E a distance of 420.63'; thence leaving said North line, S 00°48'38" E a distance of 293.08' to the Point of Beginning; thence S 82°32'26" E a distance of 150.00'; thence S 07°27'34" W a distance of 150.00'; thence N 82°32'26" W a distance of 150.00'; thence N 07°27'34" E a distance of 150.00' to the Point of Beginning.

30' EASEMENT DESCRIPTION

A 30' ingress/egress easement situated in the South $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 35, Township 19 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SE corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 35, Township 19 South, Range 2 East, Shelby County, Alabama; thence along the South line of said Section 35, S 89°41'58" W a distance of 1,232.90'; thence continue along said South line, N 89°54'58" W a distance of 77.55' to the SW corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 35; thence continue along said South line, N 89°54'58" W a distance of 414.61' to the Point of Beginning of a 30' Ingress/egress easement lying 15' to either side of the following described centerline; thence along the easement centerline, N 41°26'12" E a distance of 47.95'; thence along the easement centerline, N 48°41'11" E a distance of 102.54'; thence along the easement centerline, N 44°08'07" E a distance of 195.12'; thence along the easement centerline, N 53°54'59" E a distance of 168.68'; thence along the easement centerline, N 47°02'41" E a distance of 127.37'; thence along the easement centerline, N 42°25'30" E a distance of 276.10'; thence along the easement centerline, N 33°32'02" E a distance of 159.63'; thence along the easement centerline, N 40°53'56" E a distance of 72.41'; thence along the easement centerline, N 57°39'56" E a distance of 85.08' to the Point of Ending of the described centerline.



20190702000237620 2/3 \$42.00
Shelby Cnty Judge of Probate, AL
07/02/2019 02:47:44 PM FILED/CERT

20190702000237620 3/3 \$42.00
Shelby Cnty Judge of Probate, AL
07/02/2019 02:47:44 PM 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 Philip L. Newman
Mailing Address Kelly F.N. Langmead
303 Suzette Dr.
Bradford, FL 33511

Grantee's Name Philip L. Newman
Mailing Address Kelly F.N. Langmead
812 Hallyard Ct SE
Leesburg VA 20175-8940

Property Address Larkin Lane
Harpersville, AL 35078

Date of Sale 20 MARCH 2019

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 20,700.00

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

☐ Appraisal

☐ Sales Contract

☒ Other tax value

☐ 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 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 Philip L. Newman / Kelly F.N. Langmead

Unattested _____

Sign Philip L. Newman Kelly F.N. Langmead
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1