

STATE OF ALABAMA §
 §
SHELBY COUNTY §

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of One Hundred Thirty Five Thousand and NO/100 (\$135,000.00) Dollars to the undersigned **DAVID B. ATCHISON AND WIFE, RUBY G. ATCHISON, whose mailing address is 1736 Highway 48, Wilsonville, Alabama 35186,** herein referred to as Grantors, in hand paid by **RICHARD B. ATCHISON AND WIFE, CHERIE ATCHISON, whose mailing address is 3556 Blue Springs Road, Wilsonville, Alabama 35186,** herein referred to as Grantees, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the said Grantees, as joint tenants, with right of survivorship, all their right, title and interest in and to the following described real estate, situated in Shelby County, Alabama:

A parcel of land situated in the South half of the Northwest quarter of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at a corner locally accepted to be the Northeast corner of the Southwest quarter of the Northwest quarter of said Section 1; thence run North 89 degrees 50 minutes 29 seconds West (an assumed bearing) along the North line of said Quarter-Quarter Section for a distance of 26.44 feet to the Point of Beginning on the West Right-of-Way line of Shelby County Hwy 48; thence continue North 89 degrees 50 minutes 29 seconds West (an assumed bearing) along the North line of said Quarter-Quarter Section for a distance of 210.00 feet to a point; thence turn an interior angle to the right of 84 degrees 29 minutes 55 seconds and run South 05 degrees 20 minutes 34 seconds East for a distance of 400.00 feet to a point; thence turn an interior angle to the right of 90 degrees 00 minutes 00 seconds and run North 84 degrees 39 minutes 26 seconds East for a distance of 323.83 feet to a point on said West Right-of-Way; thence turn an interior angle to the right of 53 degrees 33 minutes 05 seconds and run North 41 degrees 47 minutes 29 seconds West along said West Right-of-Way for a distance of 40.51 feet to a point on a curve to the right having central angle of 30 degrees 30 minutes 52 seconds, a radius of 682.00 feet and a chord bearing of North 19 degrees 59 minutes 07 seconds West; thence run in a Northwesterly direction along the arc of said curve and also along said West Right-of-Way for a distance of 363.22 feet to the Point of Beginning; said parcel of land containing 94,840.4 square feet or 2.177 acres, more or less.

Subject to easements, encumbrances, restrictions, rights of way, covenants, encroachments, setback lines, restrictions, ad valorem taxes for the current year, and agreements and all other matters of record which are applicable to the above described real estate or that

would be disclosed by an accurate survey or careful physical inspection of the above described real property.

Deed Reference: Instrument No. 20140821000262130

Property Address: 3556 Blue Springs Road, Wilsonville, AL 35186
Total Purchase Price: \$135,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: Sales Contract

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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.


And the Grantors do for themselves and for their heirs, executors and administrators, covenant with the Grantees, their heirs and assigns that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as herein stated, that they have a good right to sell and convey the same as is done hereby, that they will and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever against the lawful claims of all persons except any who claim under this instrument or any matter herein stated.

Wherever used herein, the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the 3rd day of July, 2019.

David B. Atchison
David B. Atchison

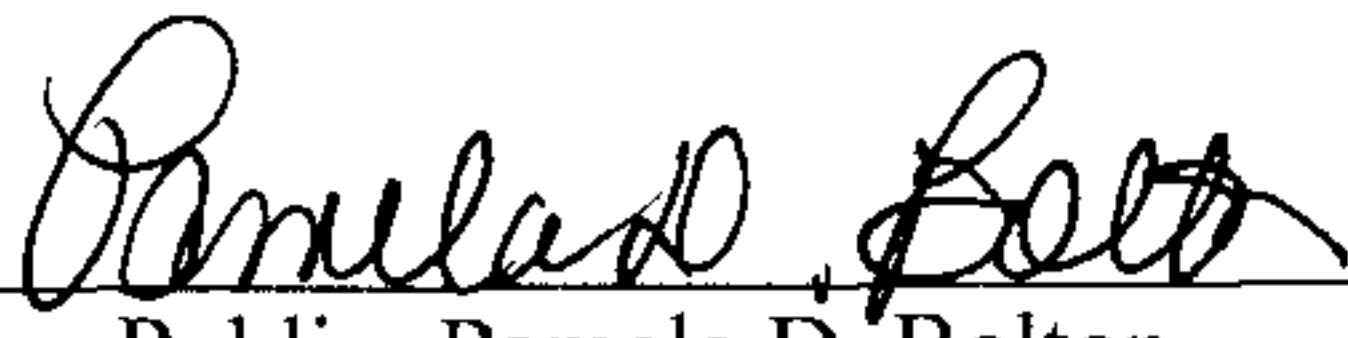
Ruby G. Atchison
Ruby G. Atchison


20190709000244810 2/3 \$156.00
Shelby Cnty Judge of Probate, AL
07/09/2019 01:56:51 PM FILED/CERT


STATE OF ALABAMA §
COUNTY OF TALLADEGA §

I, the undersigned authority in and for said County, in said State, hereby certify that David B. Atchison and wife, Ruby G. Atchison, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of July, 2019.


Notary Public: Pamela D. Bolton

THIS INSTRUMENT PREPARED BY:
PROCTOR & VAUGHN, LLC
Post Office Box 2129
Sylacauga, Alabama 35150
File: 45.3806


20190709000244810 3/3 \$156.00
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