

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


20190723000261030 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
07/23/2019 09:15:16 AM FILED/CERT

Send Tax Notice to:

Richard B. Atchison

3556 Blue Springs Rd
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 **SEVENTEEN HUNDRED DOLLARS AND NO/00 DOLLARS (\$1,700.00)**, 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, I, **David B. Atchison and wife, Ruby G. Atchison (herein referred to as Grantor)** grant, bargain, sell and convey unto **Richard B. Atchison and wife, Cherie Atchison (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

SEE EXHIBIT "A"

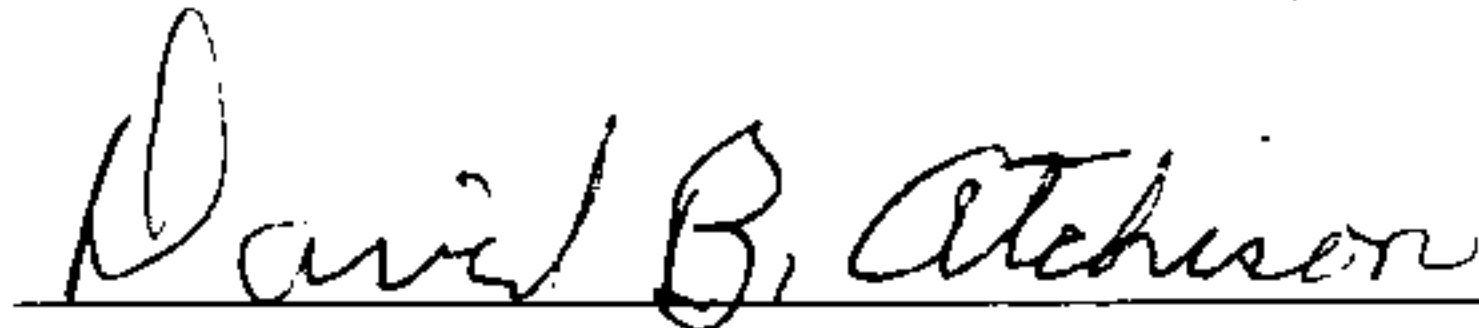
SUBJECT TO:

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 18th day of July, 2019.



David B. Atchison



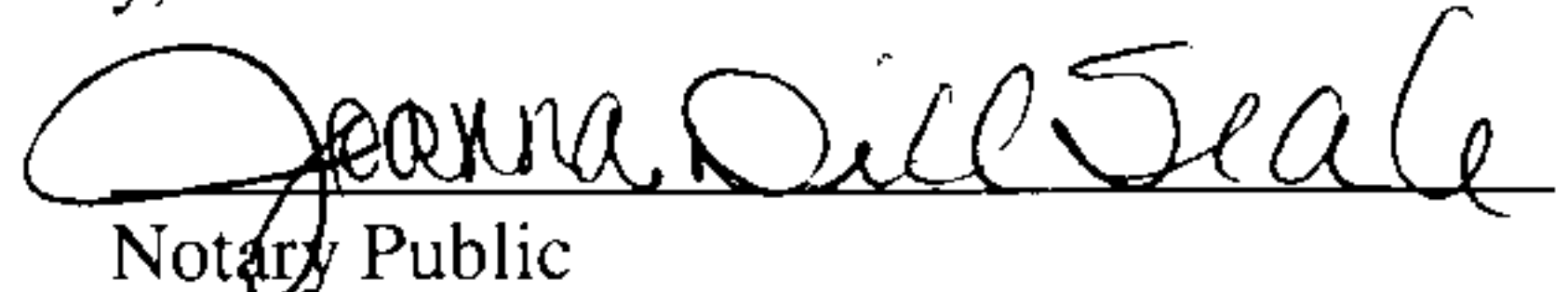
Ruby G. Atchison

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **David B. Atchison and Ruby G. Atchison**, 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 18th day of July, 2019



Notary Public

My Commission Expires: ~~07/27/2020~~

01/03/2022

EXHIBIT A

Commence at the Southeast Corner of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 1, Township 21 South, Range 1 East; thence run northerly along the east boundary of said W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$, for 178.00 feet to a point, being the point of beginning of the parcel herein described; thence continue along the last described course for 298.28 feet to a point, being approximately 20 feet southwest of the centerline of County Highway 48; thence turn an angle of 50° 54' 23" to the left and run northwesterly along a line being approximately 20 feet from the centerline of said Highway for a distance of 231.66 feet to a point, thence turn an angle of 84° 35' 45" to the left and run 205.93 feet to a point; thence turn an angle of 91° 57' 08" to the left and run 439.94 feet to the point of beginning.

Said parcel is lying in the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 1, Township 21 South, Range 1 East.



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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 David B. Atchison +
Mailing Address Ruby G. Atchison
1736 Hwy 48
Wilsonville, AL 35186

Grantee's Name Richard B. Atchison +
Mailing Address Cherie Atchison
3556 Blue Springs Rd
Wilsonville, AL 35186

Property Address 3556 Blue Spr Rd
Wilsonville AL 35186

Date of Sale _____
Total Purchase Price \$ 1700.00
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 _____

Print David B. Atchison

Unattested _____

Sign David B. Atchison

(Grantor/Grantee/Owner/Agent) circle one

20190723000261030 3/3 \$23.00
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Form RT-1