

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

Send Tax Notice to:
Roy Hamilton
P O Box 1600
Columbiana, AL
35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TEN THOUSAND DOLLARS AND NO/00 DOLLARS (\$10,000.00)**, 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, **Mike T. Atchison and wife, Nena G. Atchison** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Roy Hamilton and Silvia Ethridge Hamilton** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A"

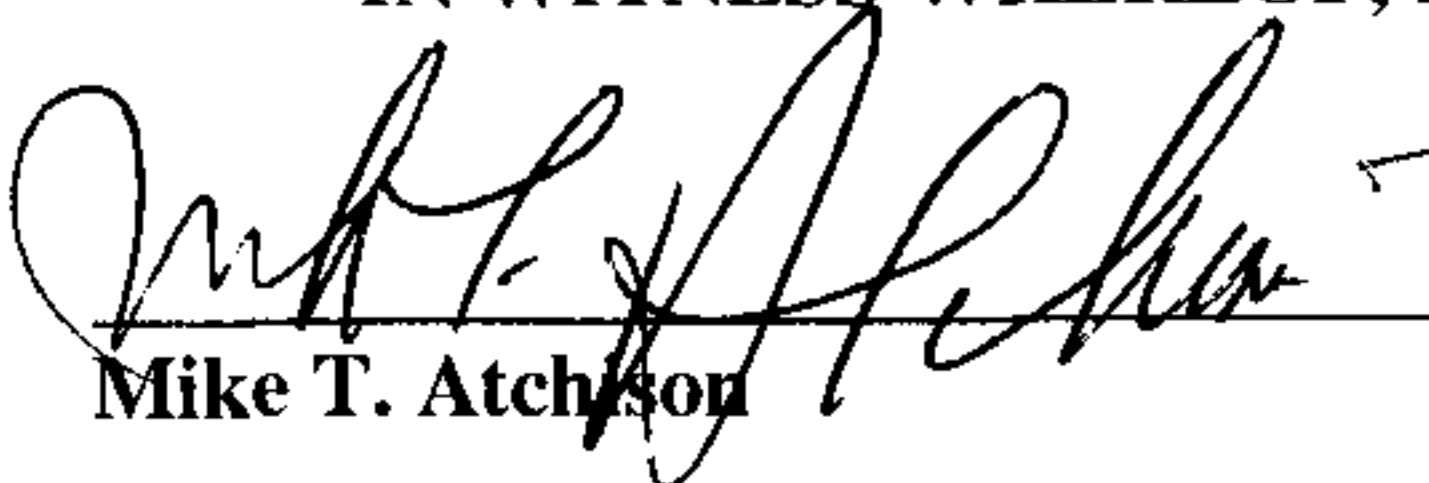
SUBJECT TO:

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 22nd day of July, 2019.



Mike T. Atchison




Nena G. Atchison

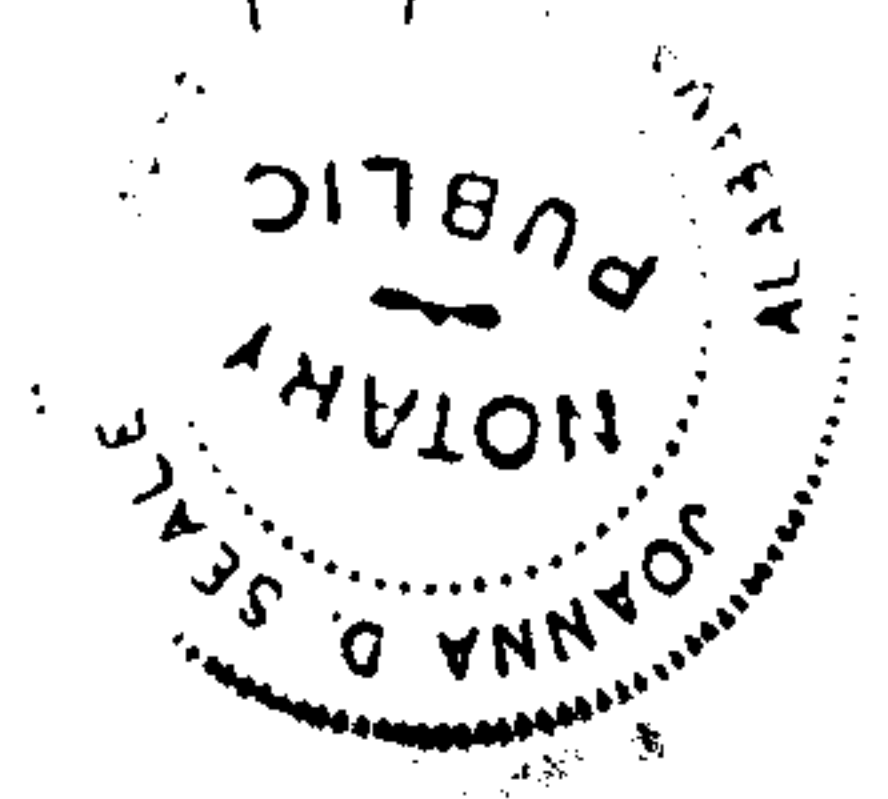
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Mike T. Atchison and Nena 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 22nd day of July, 2019



Notary Public
My Commission Expires: 01/03/2022




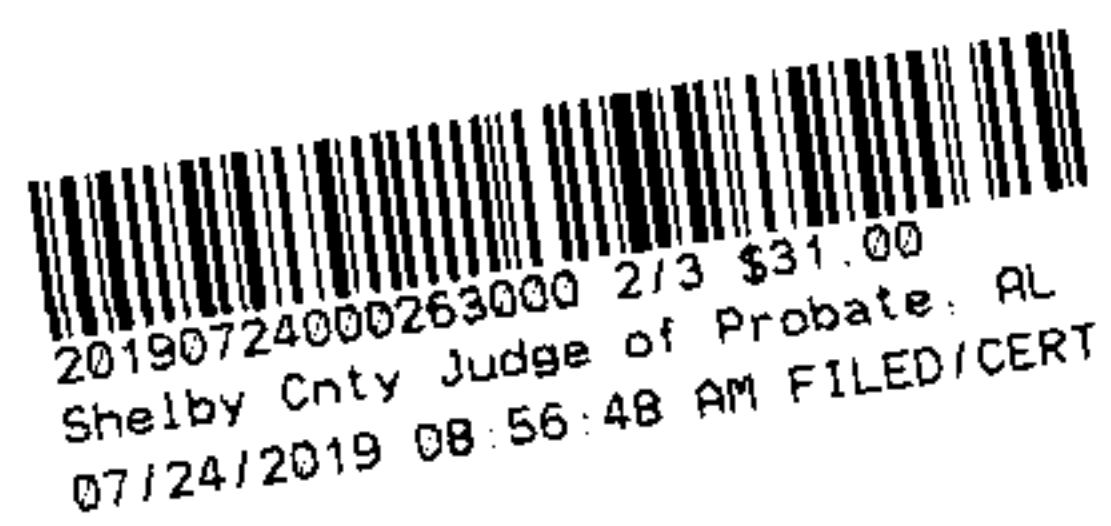

20190724000263000 1/3 \$31.00
Shelby Cnty Judge of Probate, AL
07/24/2019 08:56:48 AM FILED/CERT

EXHIBIT A

Commence at the NE corner of Section 25, Township 21 South, Range 1 West; thence run West along the North line of said Section a distance of 243.39 feet; thence turn an angle of 102 degrees 28 minutes to the left and run a distance of 298.59 feet; thence turn an angle of 54 degrees 08 minutes to the right and run a distance of 295.18 feet; thence turn an angle of 41 degrees 28 minutes to the right and run a distance of 211.20 feet; thence turn an angle of 14 degrees 22 minutes to the right and run a distance of 450.00 feet to the point of beginning; thence turn an angle of 25 degrees 41 minutes to the left and run a distance of 105.00 feet; thence turn an angle of 11 degrees 27 minutes to the left and run a distance of 105.15 feet; thence turn an angle of 60 degrees 31 minutes to the left and run a distance of 210.00 feet; thence turn an angle of 119 degrees 29 minutes to the left and run a distance of 105.15 feet; thence turn an angle of 11 degrees 17 minutes to the right and run a distance of 105.00 feet; thence turn an angle of 71 degrees 48 minutes to the left and run a distance of 210.00 feet to the point of beginning. Situated in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.

Also, an easement for the purpose of ingress and egress over and along an additional strip 30 feet in width lying east of the east line of the about described property.



Real Estate Sales Validation Form

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

Grantor's Name Mike T. Atchison +
Mailing Address Nena G. Atchison
P.O. Box 822
Columbiana, AL

Grantee's Name Boy Hamilton +
Mailing Address Silvia Elbridge Hamilton
P.O. Box 1600
Columbiana, AL 35251

Property Address Mt. Dixie Rd
Columbiana AL
35251

Date of Sale 7-22-19
Total Purchase Price \$ 10,000.00
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 7-22-19

Print Mike T. Atchison

Unattested

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

20190724000263000 3/3 \$31.00
Shelby Cnty Judge of Probate, AL
07/24/2019 08:56:48 AM FILED/CERT

Verified by
Shelby County, AL 07/24/2019
State of Alabama
Deed Tax: \$10.00

Form RT-1