

This instrument was prepared without benefit of title evidence by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051


20190812000290350 1/3 \$34.00
Shelby Cnty Judge of Probate, AL
08/12/2019 09:40:36 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirteen Thousand and no/100 DOLLARS (\$13,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Joe Seale, married (herein referred to as GRANTOR) does grant, bargain, sell and convey unto James Elliott (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

A Parcel of land situated in the West ½ of Section 3, Township 22 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Begin at the SW Corner of the SW ¼ of the NW ¼ of above said Section 3, said point being the POINT OF BEGINNING; thence S 00° 00' 00" E, a distance of 88.01 feet; thence S 89° 34' 19" E, a distance of 182.01 feet; thence N 00° 00' 00" E, a distance of 321.25 feet; thence N 89° 39' 31" W, a distance of 182.00 feet; thence S 00° 00' 00" E, a distance of 232.96 feet to the POINT OF BEGINNING. Said Parcel containing 1 .34 acres, more or less. Being Parcel 1, according to the survey of Rodney Y. Shiflett, Ala. Reg. #21784, dated May 13, 2010, which was attached to and incorporated into the Last Will and Testament of Betty Seale, deceased.

ALSO AND INCLUDING an Easement for the purpose of Ingress/Egress, Utility and Drainage, being more particularly described as follows:

Commence at the SW Corner of the SW ¼ of the NW ¼ of above said Section 3; thence S 00° 00' 00" E, a distance of 88.01 feet; thence S 89° 34' 19" E, a distance of 182.01 feet to the POINT OF BEGINNING; thence N 00° 00' 00" E, a distance of 20.00 feet; thence S 89° 34' 19" E, a distance of 189.26 feet; thence N 00° 00' 00" E, a distance of 12.74 feet; thence N 88° 54' 56" E, a distance of 331.32 feet; thence S 17° 29' 28" W, a distance of 43.40 feet; thence N 89° 34' 19" W, a distance of 507.48 feet to the POINT OF BEGINNING.

Subject to easements, restrictions, rights of way, reservations, limitations, covenants, and conditions of record; applicable zoning and subdivision regulations, and mineral and mining rights previously conveyed or reserved.

Shelby County, AL 08/12/2019
State of Alabama
Deed Tax: \$13.00

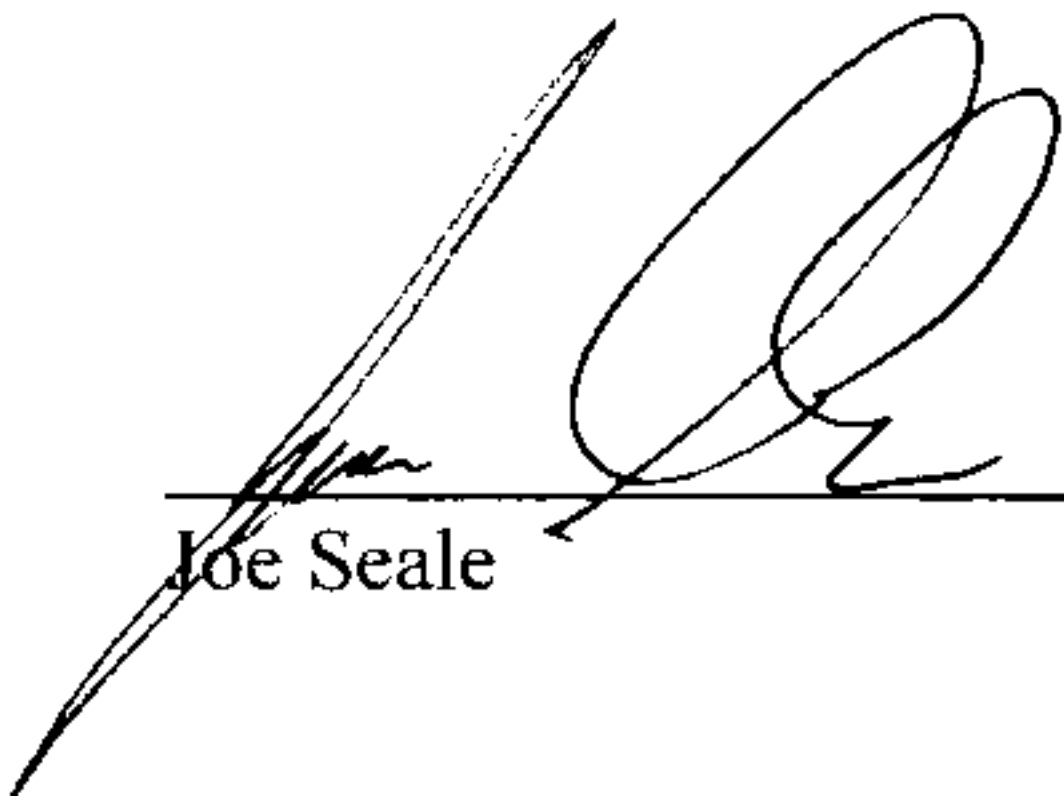
The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

TO HAVE AND TO HOLD to the said GRANTEE and his heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and his heirs and assigns that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and his heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 24 day of June, 2019.

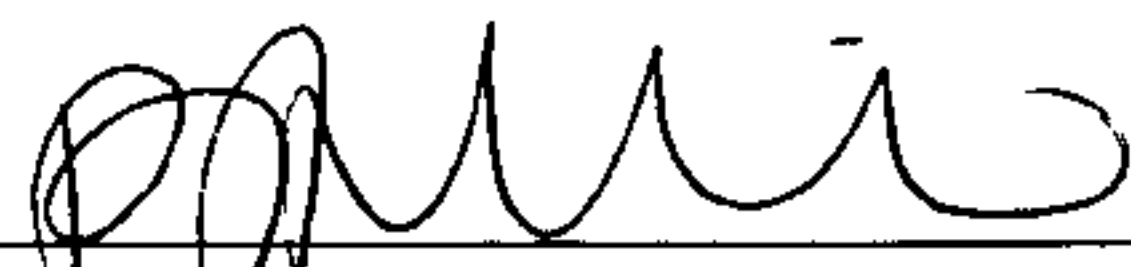

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Joe Seale

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joe Seale, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of June, 2019.


Notary Public

My commission expires:

MY COMMISSION EXPIRES JUNE 14, 2022

Real Estate Sales Validation Form

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

Grantor's Name Joe Seale
Mailing Address 740 County Rd 107
Vemison, AL 35085

Grantee's Name James Elliott
Mailing Address 565 Richard Porter Dr.
Shelby, AL 35143

Property Address 23649 Hwy 145
Columbiana, AL

Date of Sale _____
Total Purchase Price \$ 13,000.00
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 _____

Print Joe Seale

☐ Unattested

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

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Form RT-1