

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:
Michael S. Spangler
155 Retreat Ln.
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED FIFTY SEVEN THOUSAND SEVEN HUNDRED FIFTY DOLLARS AND ZERO CENTS (\$157,750.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Charlene Y. Niemann, a single woman** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Michael S. Spangler** (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:

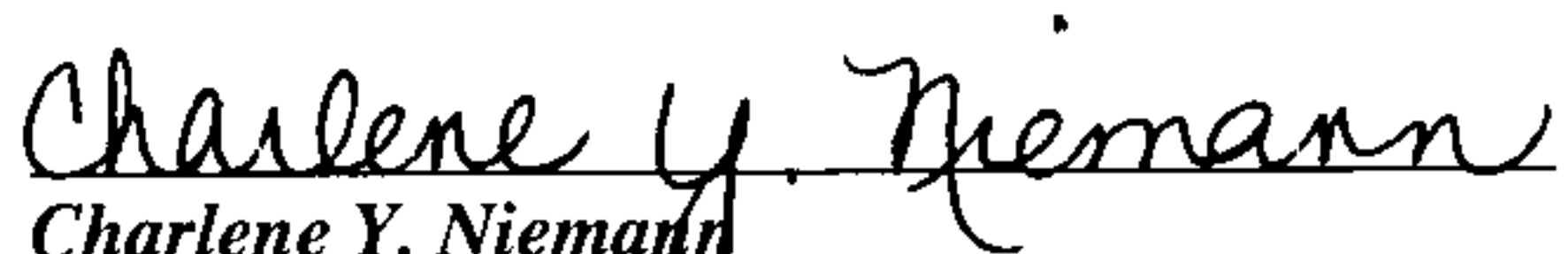
1. Ad valorem taxes due and payable October 1, 2019.
2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantor herein or his spouse.

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.

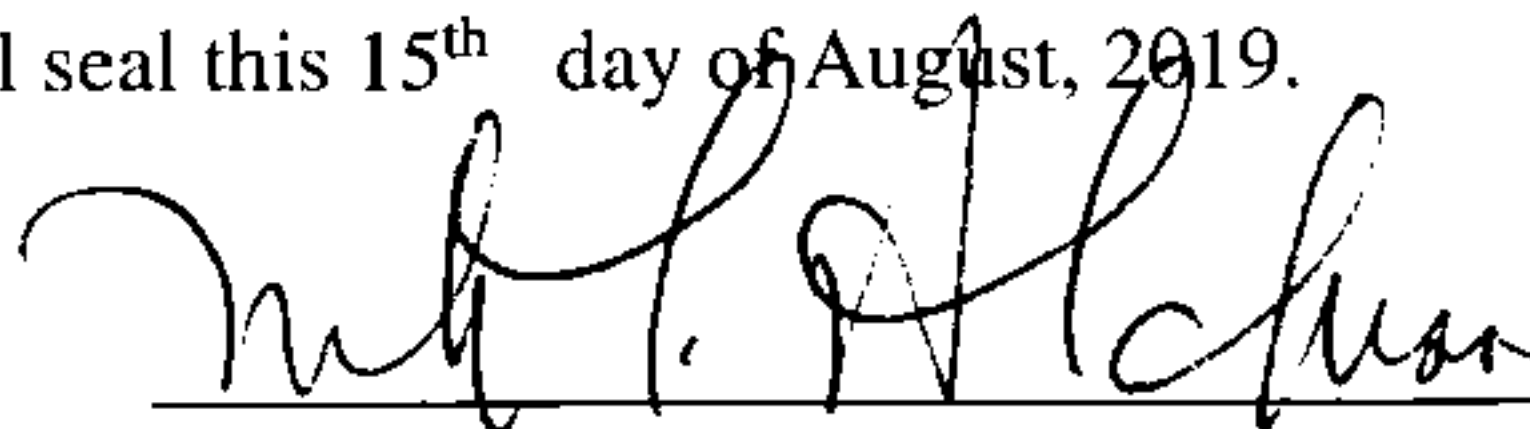
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of August, 2019.


Charlene Y. Niemann

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Charlene Y. Niemann**, 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 15th day of August, 2019.



Notary Public
My Commission Expires: 9/22/2020


20190819000303090 1/3 \$179.00
Shelby Cnty Judge of Probate, AL
08/19/2019 01:50:42 PM FILED/CERT

Shelby County, AL 08/19/2019
State of Alabama
Deed Tax: \$158.00

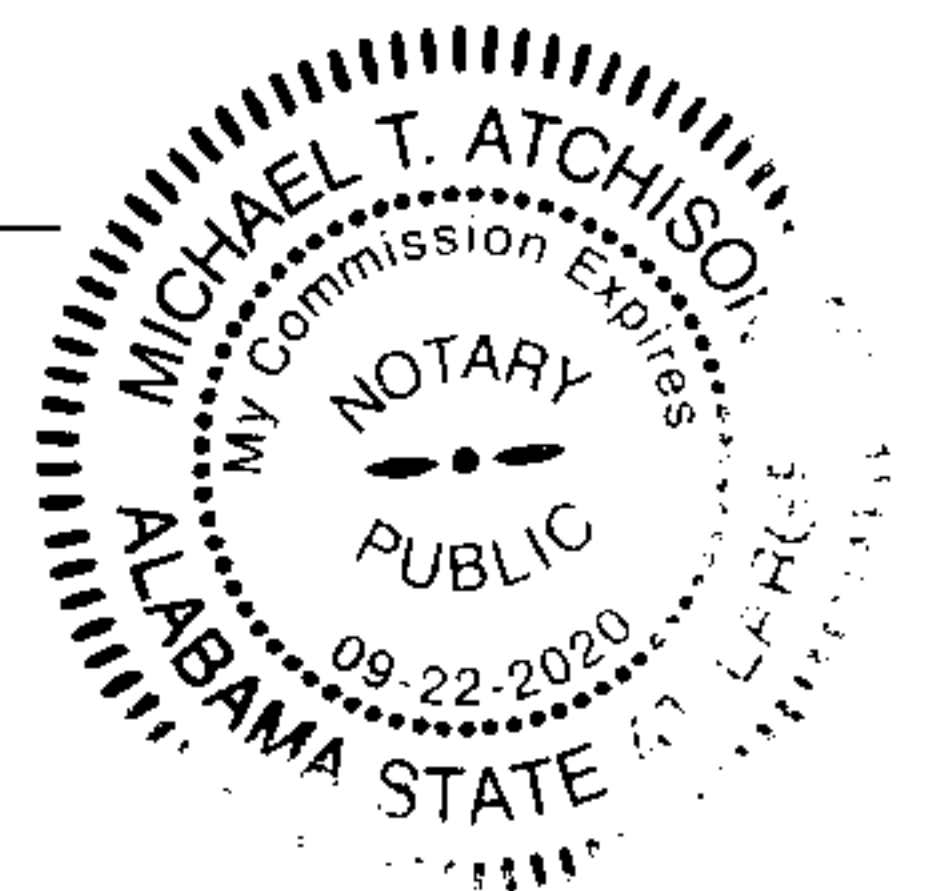


EXHIBIT A - LEGAL DESCRIPTION

Commence at the NW corner of the SW-1/4 of the NW-1/4 of Section 36, Township 20 South, Range 2 West; thence run South along the West line of said 1/4-1/4 for 423.91 feet; thence 86° 00' left, run 105.93 feet to the point of beginning; thence continue last described course for 620.09 feet to the center line of a public road with a right-of-way of prescriptive width; thence 66° 48' right, run Southerly along said road for 123.20 feet; thence 7° 28' right, run along said road for 108.97 feet; thence 3° 25' right, run along said road 182.71 feet; thence 7° 00' right, run along said road 134.20 feet; thence 7° 49' right, run along said road 194.08 feet; thence 6° 20' left, run along said road 185.07 feet; thence 88° 24' 26" right, run West 644.65 feet; thence 88° 51' 15" right, run 976.18 feet to the point of beginning.

Also, an easement for ingress and egress and utilities across the East 30' of the following described property:

Commence at the Southwest corner of the NW¼ of the SW¼, Section 36, Township 20 South, Range 2 West; from said point of beginning run North along the West boundary of said ¼-¼ Section to the Northwest corner of said ¼-¼; from said point continue North along the West line of the SW¼ of the NW¼ of said Section 36 to a point which is 423.91 feet South of the Northwest corner of the SW¼ of the NW¼ of said Section 36; thence turn to the right 96 degrees 36 minutes 105.93 feet to an iron corner; thence turn to the right 82 degrees 24 minutes and run in a Southeasterly direction 1068.33 feet to a point; from said point continue in a Southeasterly direction along the last described route 1,150.00 feet, more or less, to a point on the South line of the NW¼ of the SW¼ of said Section 36; thence turn to the right and run in a Westerly direction along the South line of said ¼-¼ Section 180 feet, more or less, to the Southwest corner of the NW¼ of the SW¼ of said Section 36 which is the point of beginning of the lot herein described. Said land being in and being part of the W¼ of Section 36, Township 20 South, Range 2 West, being in Shelby County, Alabama. Situated in Shelby County, Alabama.

Except the North 948 feet.



20190819000303090 2/3 \$179.00
Shelby Cnty Judge of Probate, AL
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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 Charlene Y. Niemann
Mailing Address 440 Bound, Land, Rd
Columbiana, AL 35057

Grantee's Name Michael S. Spangler
Mailing Address 155 Retreat Lane
Columbiana, AL 35051

Property Address 155 Retreat Lane
Columbiana, AL 35057

Date of Sale 15 Aug 19
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 157,750

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 G. J. J.
☐ 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 15 Aug 2019

Print Charlene Y. Niemann

Unattested

Sign Charlene Y. Niemann

(Grantor/Grantee/Owner/Agent) circle one

verified by)

Form RT-1



20190819000303090 3/3 \$179.00
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