

20190909000331520
09/09/2019 03:08:19 PM
DEEDS 1/4

Send tax notice to:
Kenneth Porter
2249 Highway 93
Helena, AL 35080

This instrument prepared by:
S. Kent Stewart / Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL1900411

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Sixty Five Thousand Three Hundred and 00/100 Dollars (\$565,300.00) in hand paid to the undersigned, **Eugene E Linton, Jr. and Villeta M Linton, Husband and Wife (hereinafter referred to as "Grantors")**, by **Kenneth Porter (hereinafter referred to as "Grantee")**, the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF


SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS
OF RECORD.

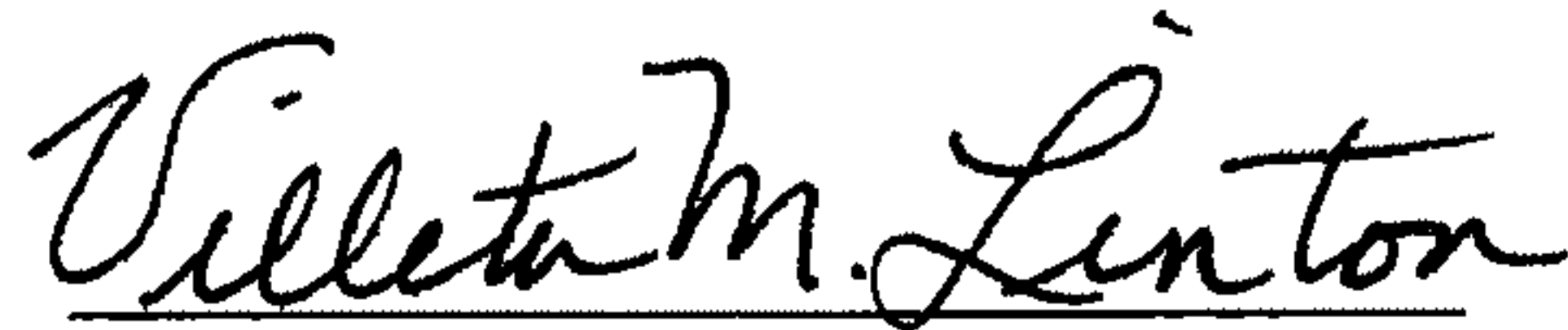
\$445,300.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns
forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set their signature and seal on this the 9th day of September, 2019.

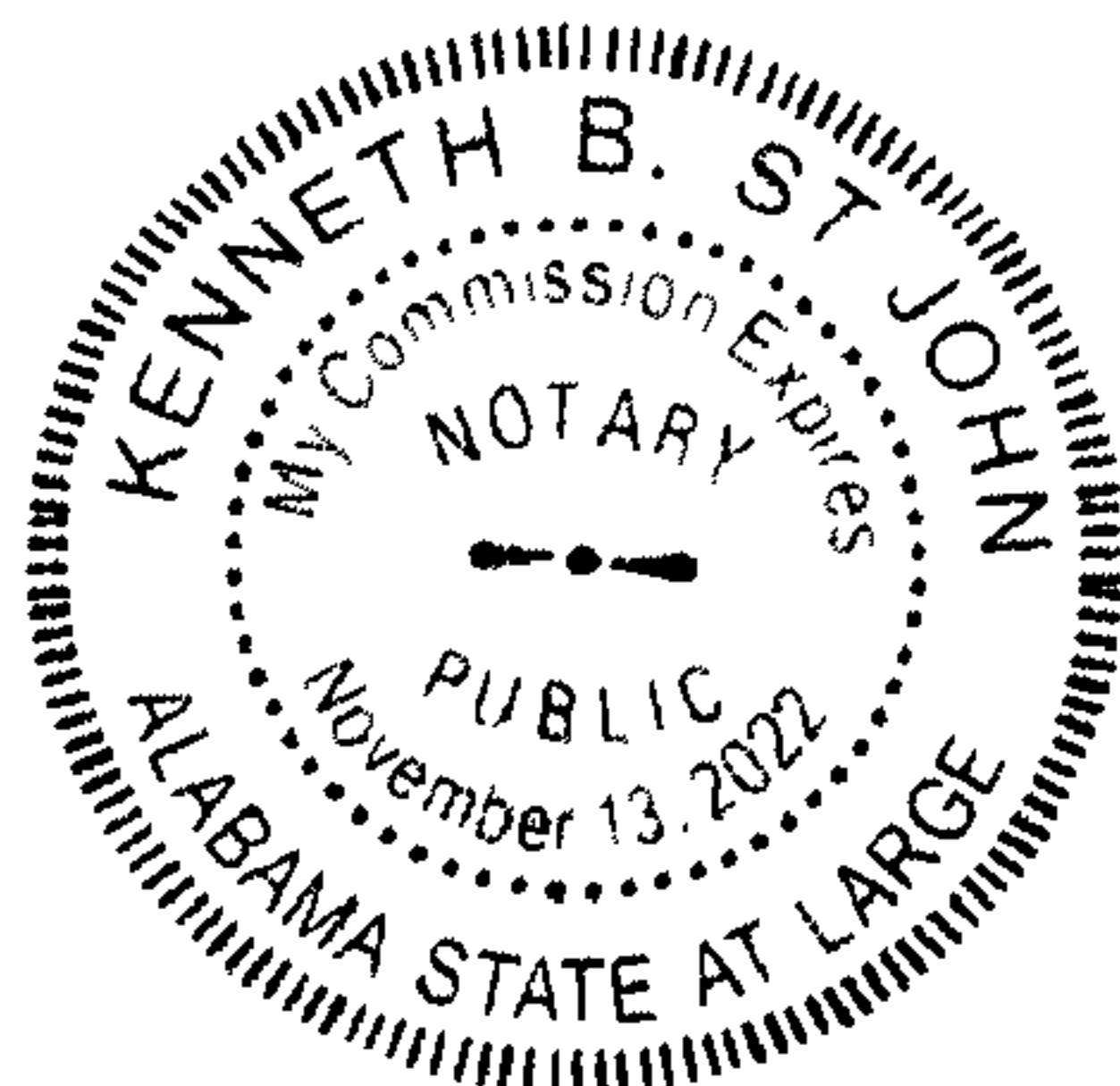

Eugene E Linton, Jr.


Villeta M Linton

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eugene E Linton, Jr. and Villeta M Linton, Husband and Wife, 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 the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of September, 2019.



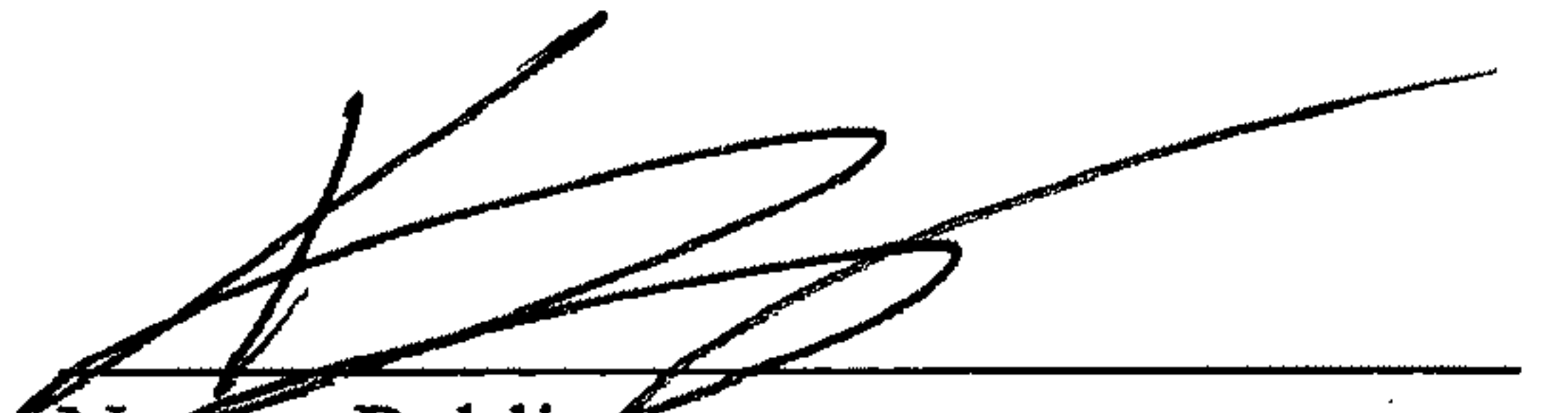

Notary Public
Print Name: Kenneth B St John
Commission Expires: 11/13/2022

EXHIBIT "A" LEGAL DESCRIPTION



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

**COMMITMENT
SCHEDULE A
continued**

Commitment No. VX802343

File No. 225230

LEGAL DESCRIPTION**Parcel I**

A parcel of land situated in the NW ¼ of SW ¼ of Section 13 and the SE ¼ of Section 14, Township 20 South, Range 4 West, Shelby County, Alabama, also being a part of Parcel 1 of Keith's Addition to Pine Mountain as recorded in Map Book 42, Page 134 in the Office of the Judge of Probate in Shelby County, Alabama, being more particularly described as follows:

Begin at a 3" capped pipe at the SW corner of the SE ¼ of Section 14, Township 20 South, Range 4 West, Shelby County, Alabama, said point also being the SW corner of Parcel 1 of Keith's Addition to Pine Mountain as recorded in Map Book 42, Page 134, and the NW corner of Lot 14 of Chestnut Forest as recorded in Map Book 22, Page 98 in the Office of the Judge of Probate in Shelby County, Alabama; thence N 88°38'52" E along the north line of Chestnut Forest and the south line of Parcel 1 and the SE ¼ of Section 14 a distance of 1553.42 feet to a 1" crimp at the NE corner of Lot 30 of Chestnut Forest; thence N 88°40'46" E leaving said Chestnut Forest along the south line of said SE ¼ a distance of 310.88 feet to a 1" crimp at the SE corner of said Parcel 1; thence N 27°17'33" E leaving said south line of said SE ¼ along the East line of said Parcel 1 a distance of 450.39 feet to the northern line of a 125 foot wide Alabama Power Easement; thence N 62°30'00" W along said easement a distance of 972.99 feet to a point on the northern line of said Parcel 1; thence S 65°04'28" W along the northern line of said Parcel 1 a distance of 78.86 feet to a ½" rebar capped EDG on the centerline of said easement; thence N 62°30'00" W along the northern line of said Parcel 1 and along said centerline a distance of 386.30 feet to a ½" rebar capped EDG on the southeastern right of way of Norfolk Southern Railroad; thence S 43°49'21" W along the northwestern line of said Parcel 1 and along said right of way a distance of 1151.32 feet to a ½" rebar capped EDG on the west line of said SE ¼; thence S 01°08'12" E leaving said right of way along the west line of said Parcel 1 and the west line of said SE ¼ a distance of 207.88 feet to the point of beginning. Situated in Shelby County, Alabama.

Parcel II (Easement)

A 20 foot wide easement located in the NE ¼ of Section 23 and the SE ¼ of Section 14, Township 20 South, Range 4 West, more particularly described as follows:

Commence at a 3" capped pipe being the NE corner of said NE ¼; thence in a Southerly direction along the Easterly line of said Section 23, a distance of 21.96 feet to the Northwestern R/W line of County Road 93; thence 57 degrees 03 minutes right, in a Southwesterly direction along said R/W line, a distance of 615.88 feet to the beginning of a curve to the left, having a radius of 2864.72 feet; thence in a Southwesterly direction along said curve and R/W line, a distance of 194.16 feet to a 2" open top pipe being the POINT OF BEGINNING of this easement, said easement lying 20' easterly of and parallel to the following described course; thence 111 degrees 12 minutes 50 seconds right from a line tangent to said curve, in a Northwesterly direction, a distance of 470.99 feet to the intersection with the North line of said NE ¼ and the end of the western boundary of this easement, the eastern boundary of the easement continuing the last describe course another 26.52 feet to the intersection of the northwestern boundary line of Parcel I.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Eugene E. Linton, Jr. and Vilela M. Linton
 Mailing Address P.O. Box 609
Alexander City, AL 35011

Grantee's Name Kenneth Porter
 Mailing Address 2249 Highway 93
Helena, AL 35080

Property Address 2249 Highway 93
Helena, AL 35080

Date of Sale September 9, 2019
 Total Purchase Price \$ 565,300.00

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

X Sales Contract

X 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 9-9-2019

Print KENNETH B. ST. JOHN

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/09/2019 03:08:19 PM
 \$151.00 CATHY
 20190909000331520

Form RT-1



Allen S. Bayl