

THIS INSTRUMENT PREPARED BY:  
Mike T. Atchison, Attorney at Law  
P. O. Box 822  
Columbiana, AL 35051

SEND TAX NOTICE TO:

James Dean Hosey

3369 Morgan Rd  
Bess AL 35022

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED THOUSAND DOLLARS AND 00/100 (\$100,000.00)**, to the undersigned grantor, **Mary F. Roensch, a married woman, Janet F. Standridge, a married woman and Joanne F. Enck, a married woman**, the receipt of which is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee, **James Dean Hosey and Teresa Hosey** in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama, to wit:

See Attached Exhibit A for Legal Description

Subject to taxes for 2019 and subsequent years, easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the homestead of the Grantors herein or spouse, if any.

\$0.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.


**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, we have hereunto set our hands and seal this 5<sup>th</sup> day of Nov, 2019.

Mary F. Roensch  
Mary F. Roensch

Janet F. Standridge  
Janet F. Standridge

  
20191106000412890 1/4 \$132.00  
Shelby Cnty Judge of Probate, AL  
11/06/2019 02:23:55 PM FILED/CERT

Joanne F. Enck  
Joanne F. Enck

STATE OF GEORGIA  
COUNTY OF ROCKDALE

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Joanne F. Enck, as Owner of the aforementioned property, whose names are signed to the foregoing instrument, and who are known to me acknowledge before me on this day, that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 2 day of Nov, 2019.

Chundra Rambert  
Notary Public

My Commission Expires: 5/16/22



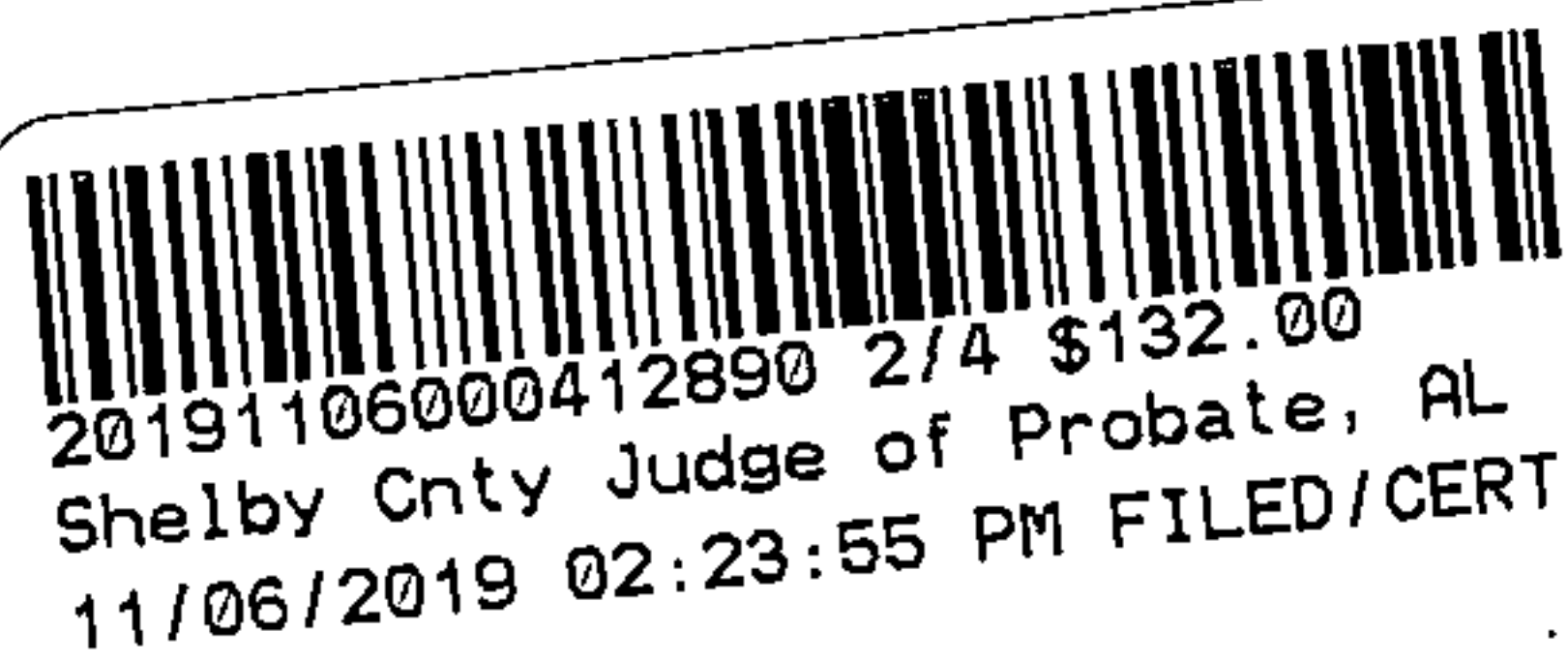
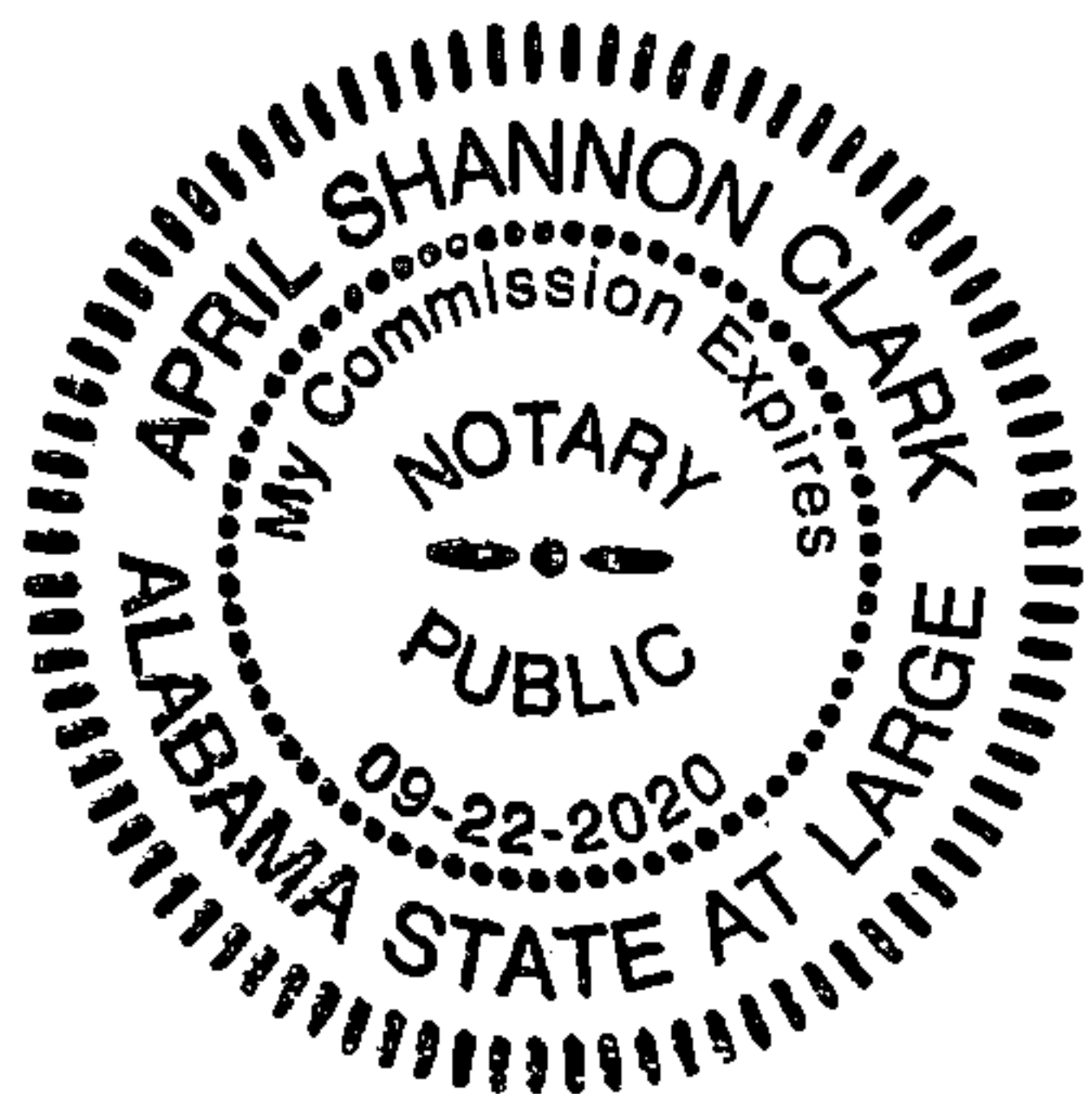
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Mary F. Roensch, Janet F. Standridge, whose names are signed to the foregoing instrument, and who are known to me acknowledge before me on this day, that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 5<sup>th</sup> day of November, 2019.

April Clark  
Notary Public

My Commission Expires: 9/22/2020





## EXHIBIT A – LEGAL DESCRIPTION

A parcel of land lying West of Shelby County Highway No. 17, being part of the SW 1/4 of the SE 1/4 of Section 33, Township 20 South, Range 3 West; also part in the NW 1/4 of the NE 1/4 and part in the SW 1/4 of the NE 1/4 of Section 4, Township 21 South, Range 3 West, described as follows:

Beginning at the NW corner of the NW 1/4 of the NE 1/4 of Section, go South 00 degrees 14 minutes 08 seconds West along the West boundary of said 1/4-1/4 Section for 1135.55 feet to an existing iron pin; thence South 12 degrees 44 minutes 21 seconds East for 113.02 feet to a point on the center of Broadhead Spring Branch; thence twenty-two (22) courses along the center of said branch as follows: go South 74 degrees 02 minutes 38 seconds East for 65.66 feet; thence South 21 degrees 57 minutes 39 seconds East for 60.74 feet; thence South 73 degrees 34 minutes 33 seconds East for 44.62 feet; thence South 06 degrees 21 minutes 47 seconds East for 64.54 feet; thence North 81 degrees 49 minutes 21 seconds East for 24.80 feet; thence South 22 degrees 57 minutes 53 seconds East for 45.71 feet; thence South 88 degrees 02 minutes 08 seconds East for 45.62 feet; thence South 54 degrees 46 minutes 05 seconds East for 36.91 feet; thence South 66 degrees 27 minutes 36 seconds East for 38.43 feet; thence South 22 degrees 05 minutes 45 seconds East for 36.66 feet; thence South 42 degrees 17 minutes 54 seconds West for 33.50 feet; thence South 08 degrees 57 minutes 59 seconds East for 109.18 feet; thence South 02 degrees 00 minutes 19 seconds East for 74.23 feet; thence South 49 degrees 34 minutes 26 seconds West for 53.82 feet; thence South 18 degrees 37 minutes 03 seconds East for 82.74 feet; thence South 59 degrees 23 minutes 29 seconds East for 52.44 feet; thence South 28 degrees 07 minutes 33 seconds East for 73.57 feet; thence South 68 degrees 26 minutes 20 seconds East for 31.49 feet; thence South 33 degrees 44 minutes 28 seconds East for 61.27 feet; thence South 14 degrees 04 minutes 34 seconds East for 45.74 feet; thence South 38 degrees 27 minutes 56 seconds East for 118.12 feet; thence South 60 degrees 46 minutes 57 seconds East for 69.99 feet to the Southeast corner of Cedar Grove Church; thence 00 degrees 00 minutes 00 seconds East for 266.41 feet; thence North 90 degrees 00 minutes 00 seconds East for 120.00 feet to a point on the West boundary of Hwy. 17; thence North 12 degrees 57 minutes 35 seconds West along the West boundary of Hwy. 17 for 186.26 feet to the beginning of a curve to the right, said curve having a central angle of 06 degrees 51 minutes 09 seconds and a radius of 3031.83 feet; thence Northerly along said curve for 362.61 feet to the point of tangent; thence North 04 degrees 04 minutes 41 seconds West along the West boundary of Shelby County Highway No. 17 for 96.73 feet to the beginning of a curve to the right, said curve having a central angle of 19 degrees 58 minutes 48 seconds and a radius of 1313.24 feet; thence Northerly along said curve for 457.95 feet to the point of tangent; thence North 16 degrees 01 minutes 41 seconds East along the West boundary of Shelby County Highway No. 17 for 1740.25 feet to the beginning of a curve to the left, said curve having a central angle of 03 degrees 10 minutes 29 seconds and a radius of 2824.79 feet; thence Northerly along said curve for 156.52 feet to the center of an existing branch; thence three (3) courses along the center of said branch as follows: go North 34 degrees 47 minutes 09 degrees West for 35.80 feet; thence North 11 degrees 51 minutes 54 seconds East for 58.06 feet; thence North 53 degrees 33 minutes 32 seconds West for 37.84 feet to the center of Beaver Dam Creek; thence seventeen (17) courses along the center of said creek as follows: go South 37 degrees 20 minutes 02 seconds West for 112.94 feet; thence South 14 degrees 51 minutes 08 seconds West for 83.87 feet; thence North 87 degrees 16 minutes 52 seconds West for 68.30 feet; thence South 51 degrees 17 minutes 48 seconds West for 72.46 feet; thence South 07 degrees 41 minutes 59 seconds West for 49.13 feet; thence South 42 degrees 11 minutes 45 seconds East for 74.56 feet; thence South 01 degrees 55 minutes 22 seconds West for 80.41 feet; thence South 25 degrees 00 minutes 44 seconds West for 78.06 feet; thence South 41 degrees 01 minutes 42 seconds East for 87.24 feet; thence South 39 degrees 58 minutes 36 seconds West for 123.17 feet; thence South 26 degrees 19 minutes 56 seconds West for 135.65 feet; thence South 11 degrees 19 minutes 22 seconds West for 47.85 feet; thence South 56 degrees 40 minutes 20 seconds West for 81.10 feet; thence North 88 degrees 17 minutes 28 seconds West for 115.40 feet; thence South 05 degrees 49 minutes 27 seconds West for 157.75 feet; thence South 09 degrees 15 minutes 37 seconds East for 58.61 feet; thence South 39 degrees 30 minutes 40 seconds East for 141.50 feet to the North boundary of the NW 1/4 of the NE 1/4 of Section 4; thence North 87 degrees 55 minutes 28 seconds West along said North boundary for 741.39 feet to the point of beginning.



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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 Mary F. Roensch  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_

Grantee's Name James Dean Halsey  
Mailing Address 3319 Morgan Rd  
Bessemer, AL 35022

Property Address Vacant Lot  
Alabaster, AL

Date of Sale 11-4-19  
Total Purchase Price \$ 100,000.00

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ \_\_\_\_\_

Shelby County, AL 11/06/2019  
State of Alabama  
Deed Tax: \$100.00

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  
☐ 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 \_\_\_\_\_

Print Mike T Atchison

☐ Unattested

Sign Mike T Atchison

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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