

This instrument was prepared without benefit of title evidence or survey by:

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

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Dennis Charles Henderson, unmarried, and Edward Lee Henderson, unmarried (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Joel Dana Henderson (herein referred to as GRANTEE) all of their undivided interests in and to the following described real estate situated in Shelby County, Alabama to-wit:

See attached Exhibit A for legal description.


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

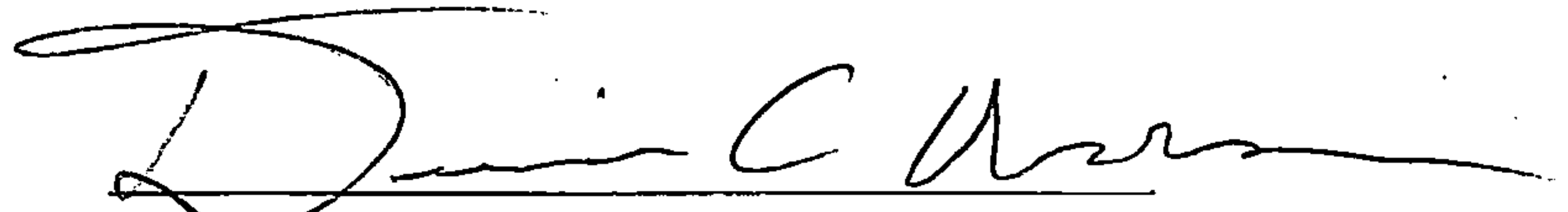
And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right 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, 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
18th day of November, 2019.

[signatures on following pages]

Shelby County, AL 12/06/2019
State of Alabama
Deed Tax:\$40.00


20191206000452710 1/5 \$74.00
Shelby Cnty Judge of Probate, AL
12/06/2019 03:40:11 PM FILED/CERT

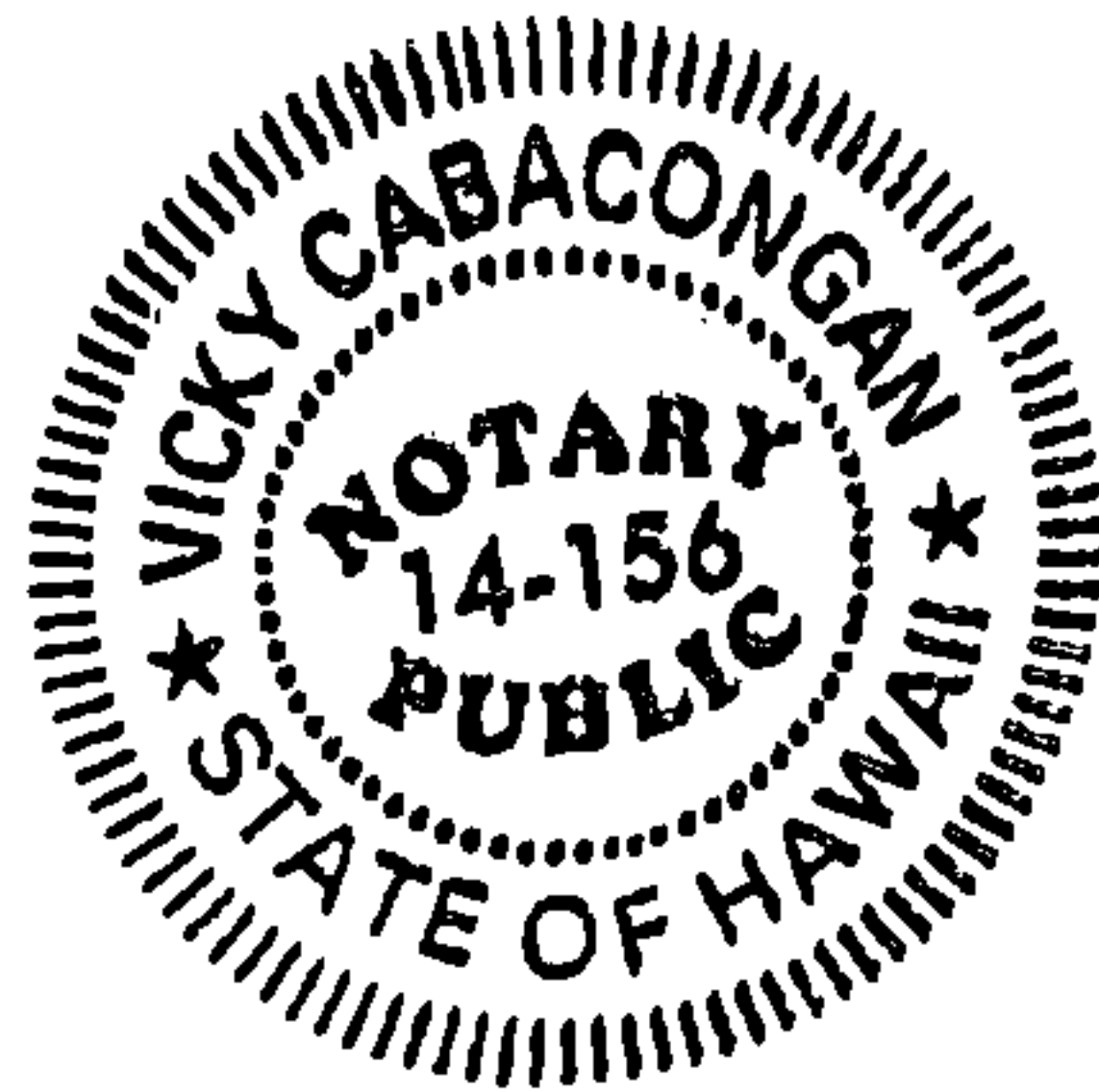


Dennis Charles Henderson

STATE OF HAWAII
COUNTY OF HONOLULU

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dennis Charles Henderson, 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.

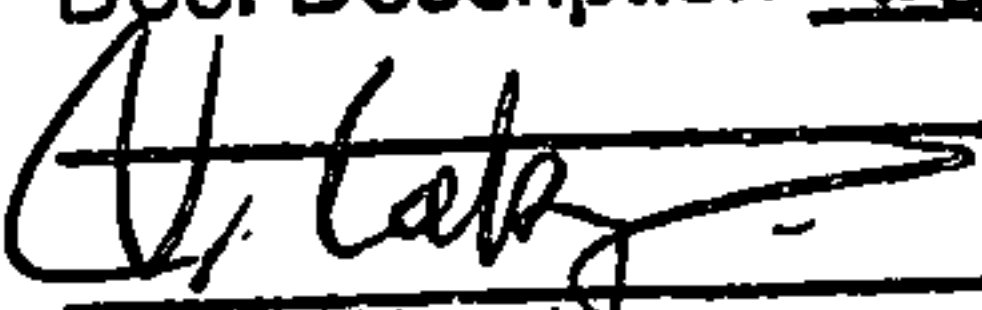
Given under my hand and official seal this 14th day of NOVEMBER, 2019.




Notary Public

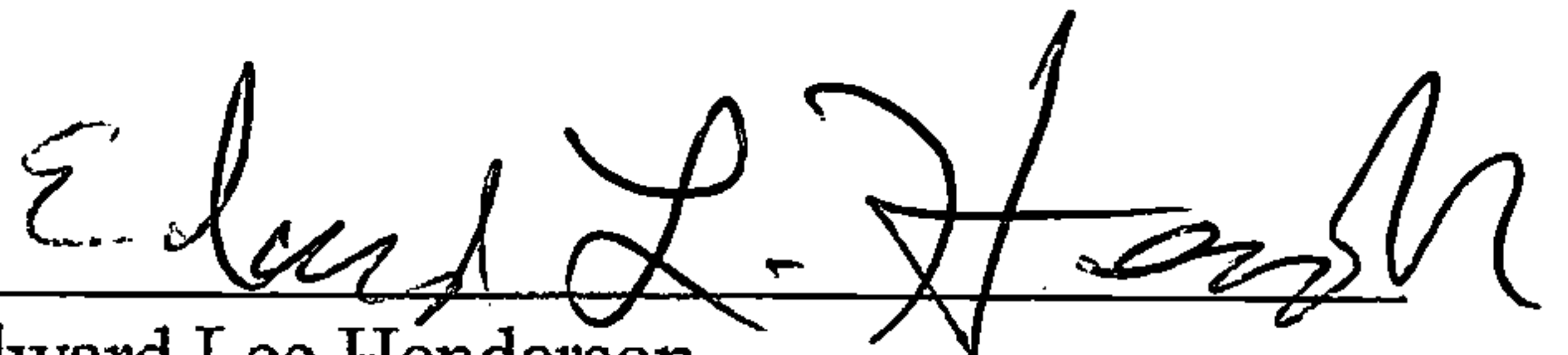
My commission expires:

VICKY CABACONGAN
My commission expires
05/04/2022

Doc. Date: 11/14/19 # Pages: 3
Name: Vicky Cabacongan First Circuit
Doc. Description: Warranty Deed
 11/14/19
Notary Signature Date
NOTARY CERTIFICATION




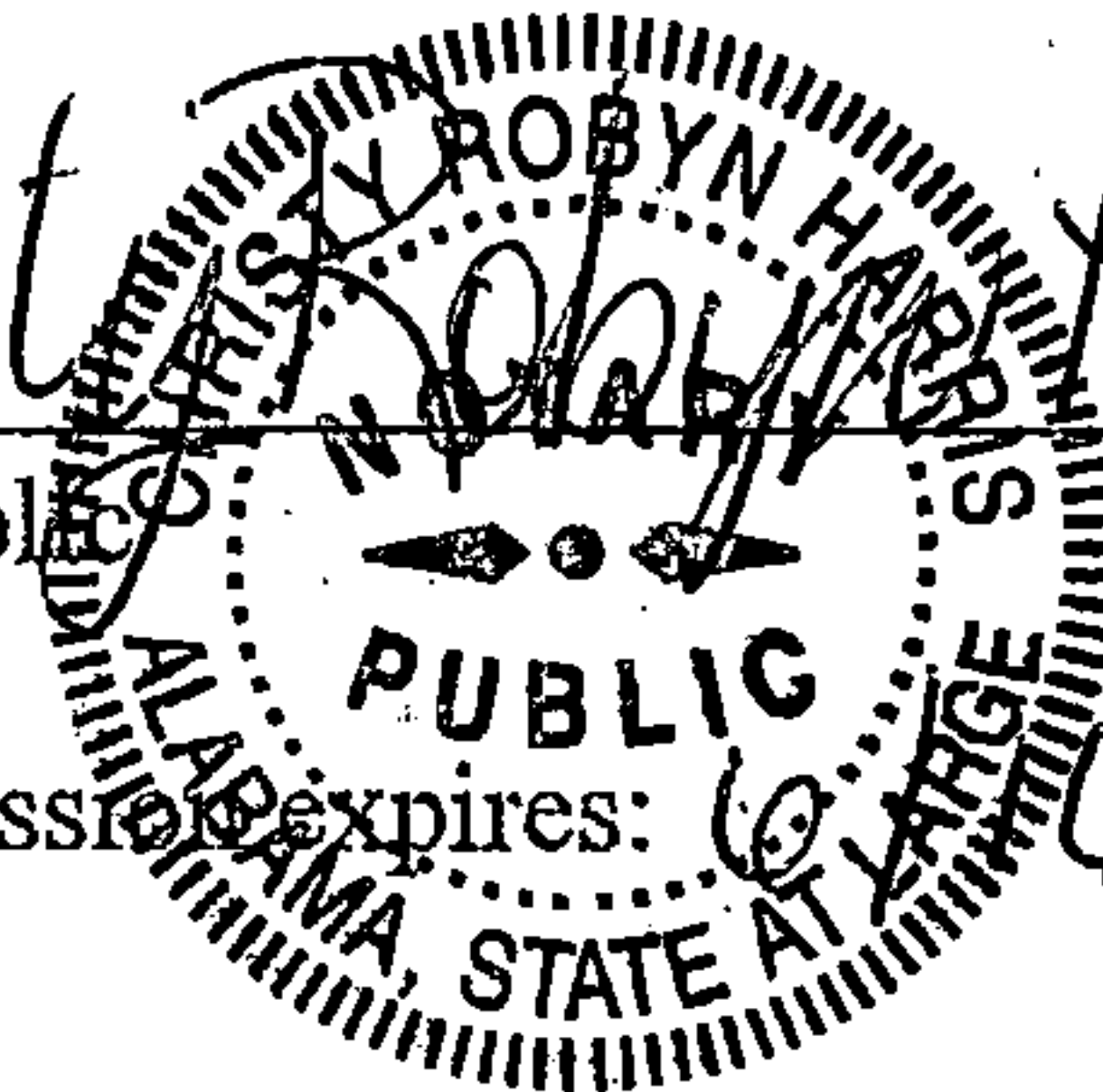
20191206000452710 2/5 \$74.00
Shelby Cnty Judge of Probate, AL
12/06/2019 03:40:11 PM FILED/CERT


Edward Lee Henderson

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edward Lee Henderson, 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 18th day of November, 2019.


Notary Public
My commission expires: 6/20




20191206000452710 3/5 \$74.00
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Exhibit "A"

A tract of land situated in the Southeast 1/4 of Northeast 1/4 of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama and known as part of Murrins Addition to Helena Subdivision as recorded in the Office of the Judge of Probate of Shelby County, Alabama; more particularly described as follows: Begin at the Southeast corner of the Southeast 1/4 of Northeast 1/4; thence West along the south line thereof a distance of 516.0 feet; thence an angle right of 89 deg. 16 min. 30 sec. and run in a northerly direction a distance of 423.40 feet to the north line of said Lot 24; thence an angle right of 90 deg. 58 min. 40 sec. and run in an easterly direction along the north line of Lot 24, a distance of 516.03 feet to the northeast corner of the east line of Section 21; thence an angle right of 89 deg. 01 min. 20 sec. and run in a southerly direction along said east line a distance of 421.12 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

A parcel in the Southeast Quarter of the Northeast Quarter of Section 21, Township 20 South, Range 3 West in Shelby County, Alabama and being more particularly described as follows: Commence at the Southwest corner of said Quarter-Quarter Section and run North 88° 20' 00" East along the South line of said Quarter-Quarter Section for 296.12 feet, thence North 88° 01' 35" East along said South line for 38.20 feet, thence North 88° 14' 20" East along said South line for 49.54 feet to the Point of Beginning. Thence continue North 88° 14' 20" East along said South line for 0.46 feet, thence North 88° 15' 10" East along said South line for 216.26 feet, thence North 88° 16' 10" East along said South line for 111.68 feet, thence North 88° 24' 45" East along said South line for 80.94 feet, thence North 02° 27' 15" West for 30.00 feet, thence South 88° 24' 45" West for 80.52 feet, thence South 88° 16' 10" West for 111.72 feet, thence South 88° 15' 10" West for 201.01 feet, thence South 35° 14' 05" West for 12.02 feet to the P.C. of a curve to the left (Radius = 44.42', Delta = 28° 48' 17", Chord = South 20° 49' 55" West, 22.10 feet), thence run in a Southwesterly direction along the arc of said curve for 22.33 feet to the Point of Beginning. The above containing 0.28 acres, 12,092 square feet.



20191206000452710 4/5 \$74.00
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 Dennis Charles Henderson
Mailing Address Edward Lee Henderson
98-1910 Kaahumanu St.
Pear City, HI 96782

Grantee's Name Joel D. Henderson
Mailing Address 2120 Aaron Rd
Pelham, AL 35124

Property Address _____

Date of Sale 11-18-19
Total Purchase Price \$ _____
or
Actual Value \$ _____

or
 $\frac{1}{2}$ Assessor's Market Value \$ 40,000.00

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
☐ 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 12-5-19

Print William R. Justice

☐ Unattested

Sign William R. Justice

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20191206000452710 5/5 \$74.00
Shelby Cnty Judge of Probate, AL
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