

20191218000468130
12/18/2019 08:53:14 AM
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
PEL1900733

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ten Thousand and 00/100 Dollars (\$210,000.00) 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:

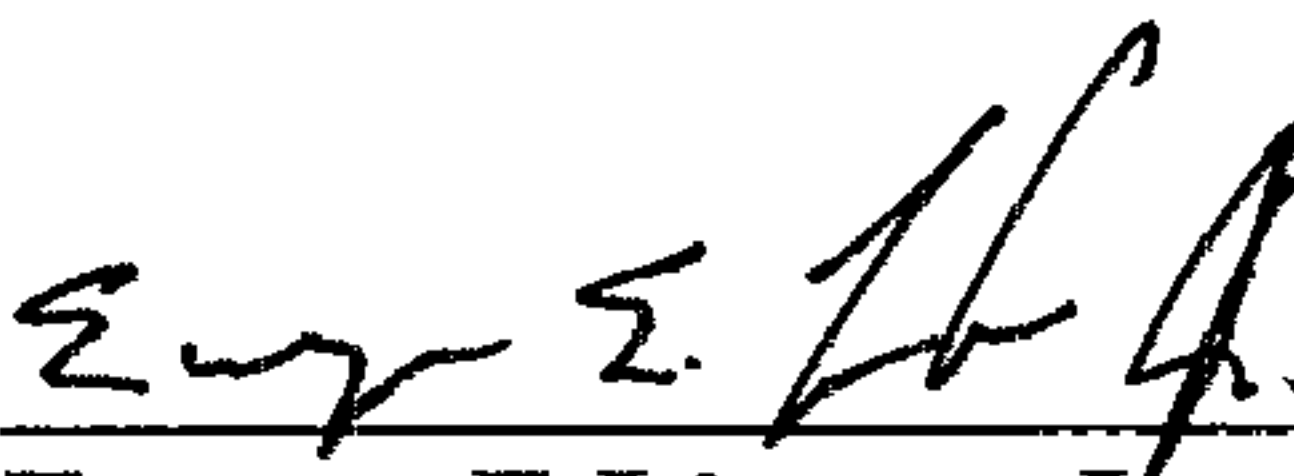
SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

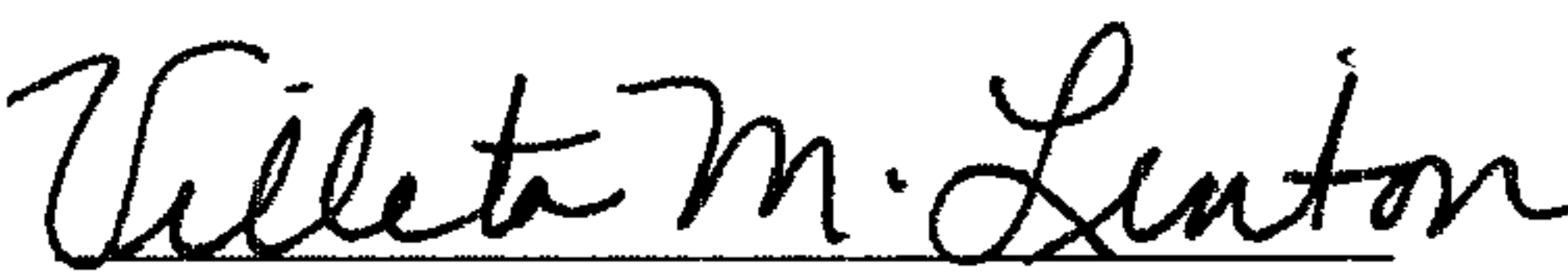
SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS
OF RECORD.

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 13th day December, 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 13th day of December, 2019.


Notary Public

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

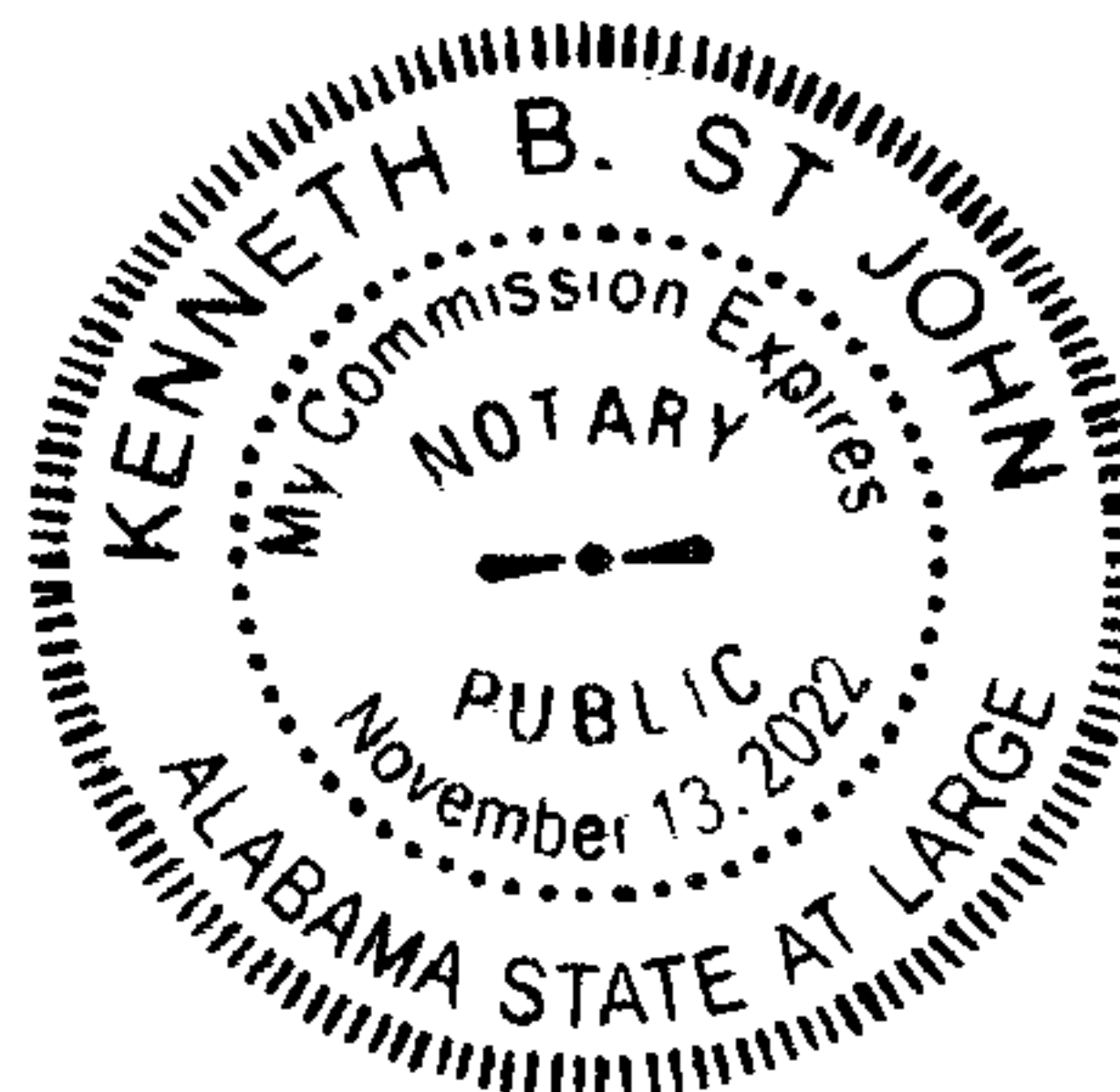




EXHIBIT "A" LEGAL DESCRIPTION

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

**COMMITMENT
SCHEDULE A
continued**

File No. 227447

LEGAL DESCRIPTION

A parcel of land situated in the NW 1/4 of the SW 1/4 of Section 13 and the SE 1/4 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 SE corner of Section 14, Township 20 South, Range 4 West, Shelby County, Alabama and the SE corner 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; thence S 88°40'46" W along the south line of said section and the south line of said parcel 1 a distance of 127.74 feet to a rebar capped EDG; thence N 27°30'00" E leaving said section line along the southern line of said parcel 1 a distance of 62.50 feet to a rebar capped EDG on the centerline of a 125 foot Alabama Power Easement; thence N 62°30'00" W along said centerline and along the south line of parcel 1 a distance of 592.78 feet to a rebar capped EDG; thence N 27°17'33" E leaving said centerline and south line of parcel 1 a distance of 62.50 feet to a point on the north line of said easement; thence N 62°30'00" W along the north line of said easement a distance of 972.99 feet to a point on the north line of said parcel 1; thence N 65°04'28" E leaving said easement and along the north line of said parcel 1 a distance of 1604.25 feet to a point; thence S 39°04'49" E along the north line of said parcel 1 a distance of 231.47 feet to a point on the north line of lot 3 of Crawford's Addition to Genery Gap as recorded in Map Book 7 Page 122 in said county; thence S 88°11'32" W along the south line of said parcel 1 and the north line of said lot 3 a distance of 173.95 feet to a 3" capped pipe at the NE corner of the SE 1/4 of the SE 1/4 of said Section 14; thence S 01°23'38" E along the east line of said parcel 1 and the west line of lots 1 and 2 of Crawford's Addition to Genery Gap and the east line of said 1/4-1/4 section a distance of 1322.35 feet to the POINT OF BEGINNING.

Easement for ingress, egress and utilities described as follows:

Beginning at a 3" capped pipe being the Southwest corner of Section 13, Township 20 South, Range 4 West, Shelby County, Alabama, said point also being the Southwest corner of Lot 1, Crawford's Addition to Genery Gap as recorded in Map Book 7, Page 122 in the Office of the Judge of Probate, Shelby County, Alabama; thence N 1°23'38" W along the Western line of said section and Lot 1 a distance of 72.44 feet to a point; thence S 62°30'00" E, leaving said section line and lot line a distance of 91.93 feet to a point on the Northwesterly Right of Way line of Shelby County Highway 93; thence S 56°39'52" W, along said Right of Way a distance of 53.36 feet to the intersection of said Right of Way with the South line of said section; thence S 88°57'17" W, leaving said Right of Way and along the south line of said section and said lot a distance of 35.21 feet to the Point of Beginning.

Situated in Shelby County, Alabama.

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 Villeta 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 2279 Highway 93
Helena, AL 35080

Date of Sale December 13, 2019
 Total Purchase Price \$ 210,000.00

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 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 12-16-2019

Print KENNETH B. ST. JOHN

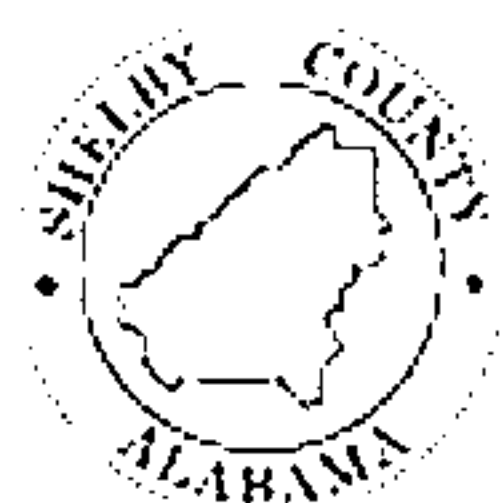
Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/18/2019 08:53:14 AM
 \$241.00 CHERRY
 20191218000468130

Allen S. Byrd