

THIS INSTRUMENT PREPARED BY: Rhonda J. Wright
WRIGHT HOMES, INC.
P.O. BOX 429
6021 McASHAN DRIVE
McCALLA, AL 35111

SEND TAX NOTICE TO: Matthew Reid Allen
134 Hwy.221
Montevallo, AL 35115

WARRANTY DEED (WITHOUT SURVIVORSHIP)

STATE OF ALABAMA
SHELBY COUNTY

That in consideration of \$2,000.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Leslie B. Turner, an unmarried individual,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Matthew Reid Allen, an unmarried individual,

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT "A"

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, that 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 for my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 6 day of January, 2020.

Leslie B. Turner
Leslie B. Turner

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, Maria Dawn Moore, a Notary Public in and for said County, in said State, hereby certify that Leslie B. Turner, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of January A.D., 2020.

Maria Dawn Moore
NOTARY PUBLIC

My Commission Expires May 10, 2021

EXHIBIT "A"

A non-exclusionary easement to run with the land as follows:

A 30' wide easement lying 15' either side of and parallel to the following described centerline:

Commence at the NW corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 5, thence S 89°40' E along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 825.1'; thence S 0°14'04" E a distance of 210.55'; thence S 06°00'50" E a distance of 72.25.'; thence S 88°00'34" E a distance of 192.02'; thence S 00°10'24" W a distance of 108.64'; thence S 89°49'36" E a distance of 15.00' to the Point of Beginning; thence S 00°10'24" W a distance of 101.58'; thence S 01°43'08" W a distance of 103.30'; thence S 03°54'13" W a distance of 117.29' to the point of a curve to the right having a radius of 110.00', a central angle of 29°29'56", and subtended by a chord which bears S 18°39'11" W, a chord distance of 56.01': thence along said curve an arc distance of 56.63'; thence S 33°24'09" W a distance of 12.09' to the northerly right of way line of Highway 221, said point being the point of Ending of said easement.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Leslie B. Turner
Mailing Address 130 Hwy. 221
Montevallo, AL 35115

Grantee's Name Matthew Reid Allen
Mailing Address 134 Hwy 221
Montevallo, AL 35115

Property Address 134 Hwy 221
Montevallo, AL 35115

Date of Sale 1-6-20
Total Purchase Price \$ 2,000.⁰⁰

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)

- | | |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input type="checkbox"/> 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 1-6-20

Print Rhonda J. Wright

Unattested

Sign Rhonda J. Wright

(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
01/06/2020 03:53:20 PM
\$30.00 CHERRY
20200106000008740

Allen S. Beyl