

This Instrument was Prepared by:

Send Tax Notice To: Nathaniel Eason

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

100 Brown Rd
Calera, AL 35040

File No.: S-19-25907

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Forty Two Thousand Dollars and No Cents (\$142,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Leah M. Street, a single woman and John P. Scott, a single man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Nathaniel Eason**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

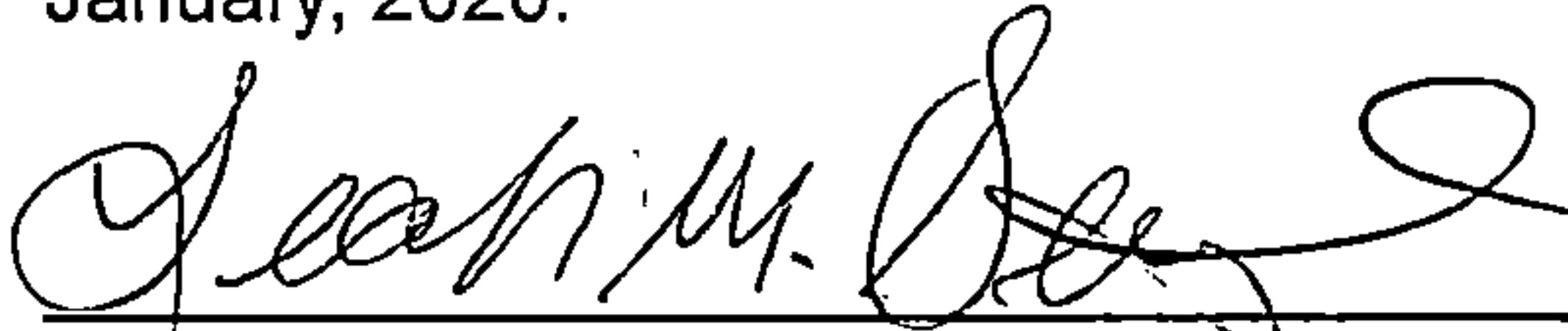
Property may be subject to 2020 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

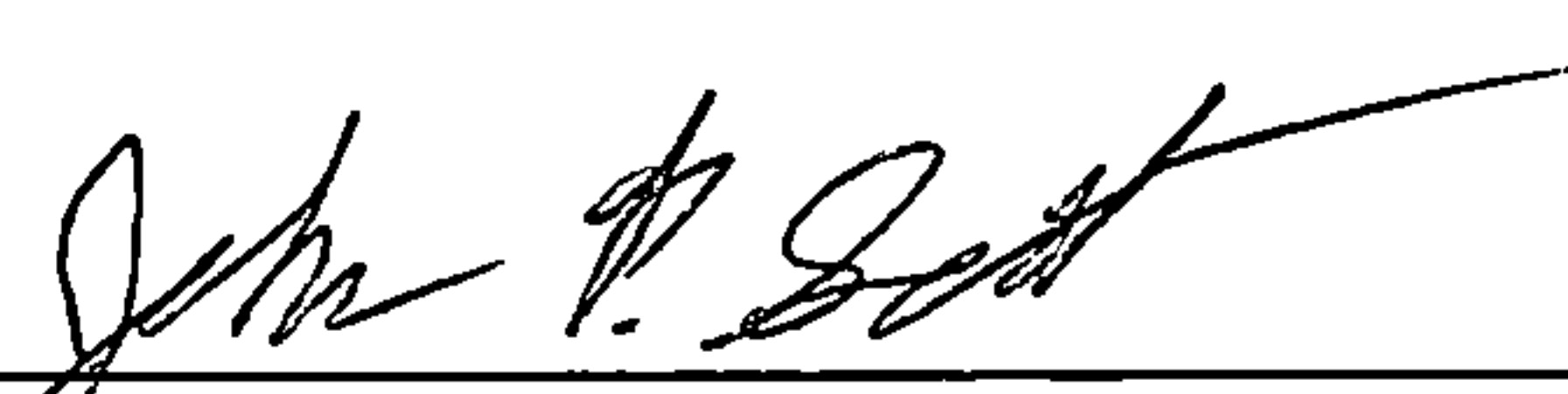
\$143,434.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 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 person.

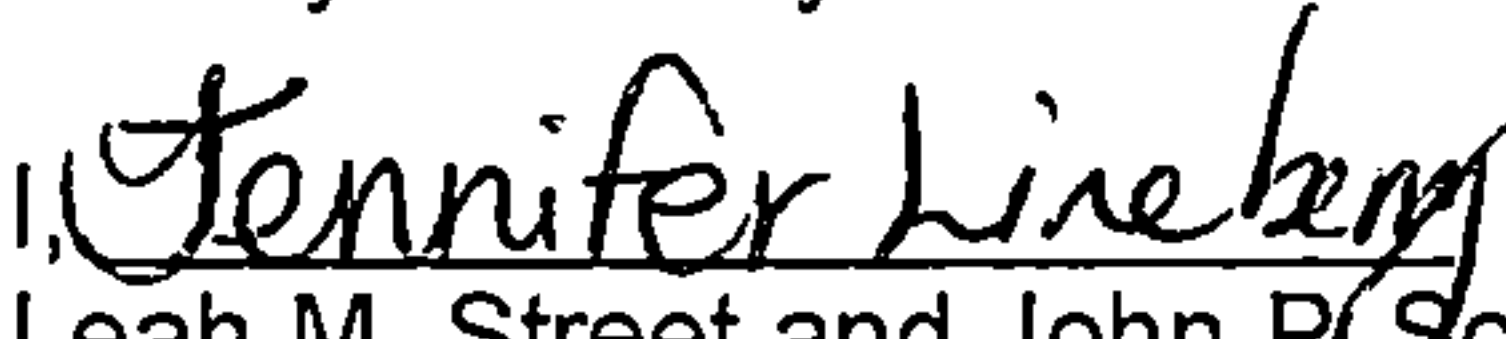
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 10th day of January, 2020.


Leah M. Street

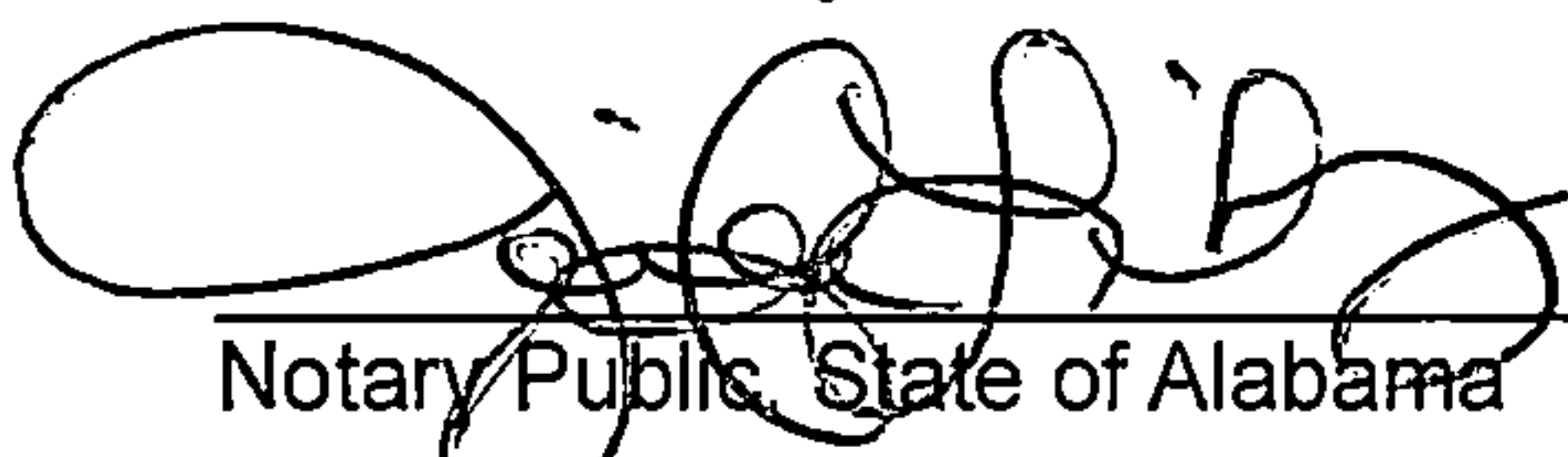

John P. Scott

State of Alabama

County of Shelby

I,  a Notary Public in and for the said County in said State, hereby certify that Leah M. Street and John P. Scott, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of January, 2020.


Notary Public, State of Alabama
My Commission Expires: 11-13-2023

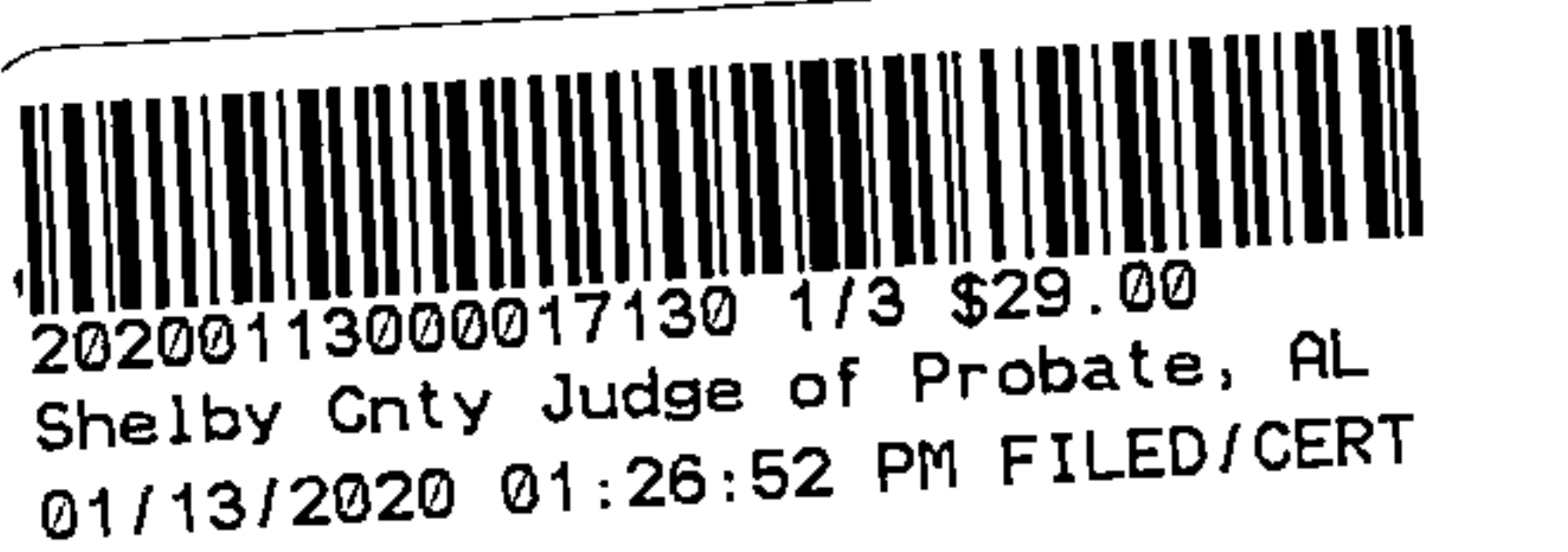
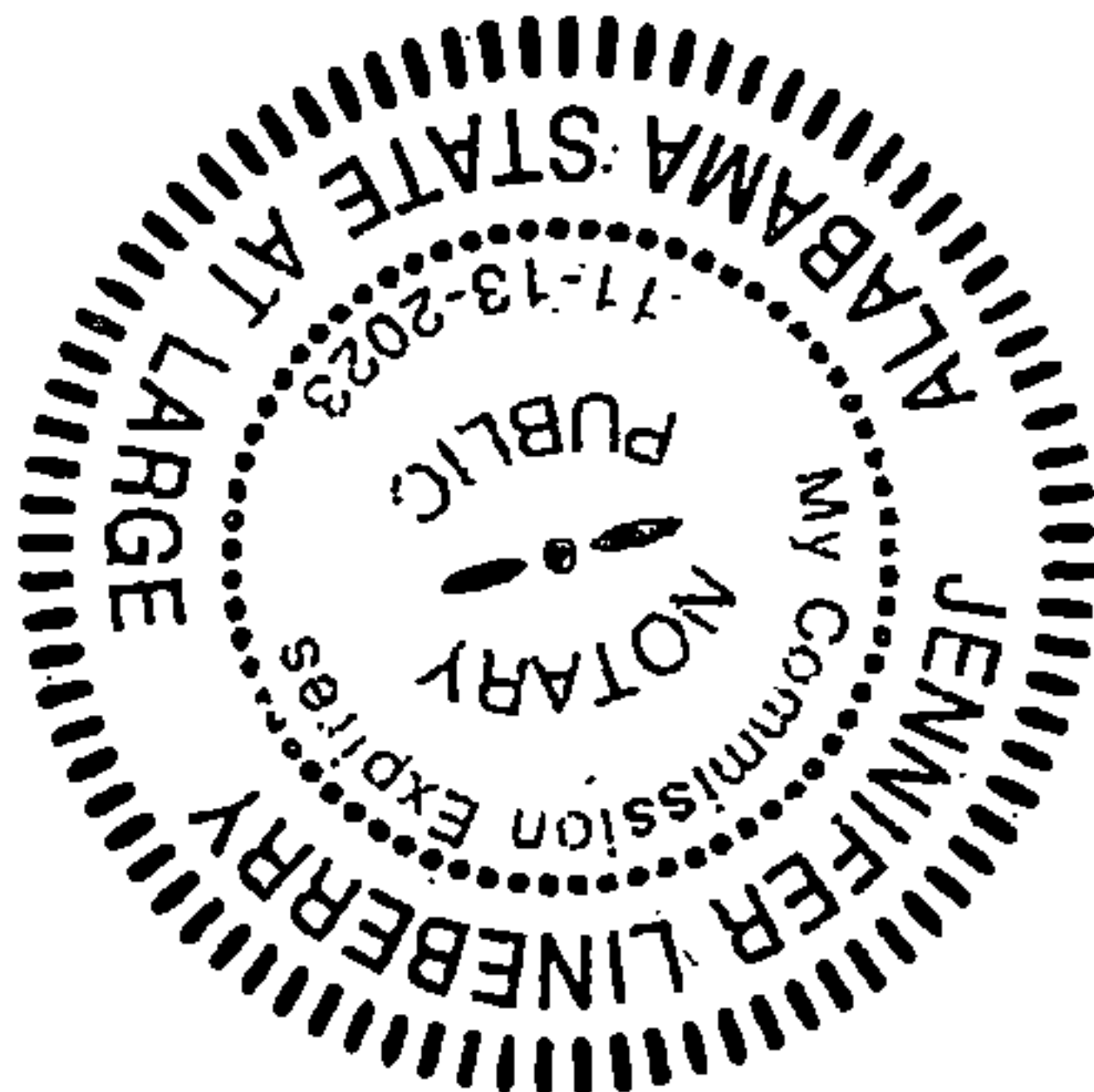


EXHIBIT "A"
LEGAL DESCRIPTION

Begin at the southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 8, Township 22 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence North 90 degrees 00 minutes 00 seconds West, a distance of 331.09 feet; thence North 01 degrees 01 minutes 10 seconds East, a distance of 39.25 feet to the southerly R.O.W. line of Brown Road; said point also being the beginning of a non-tangent curve to the left, having a radius of 295.00 feet, a central angle of 47 degrees 46 minutes 13 seconds and subtended by a chord which bears North 60 degrees 35 minutes 11 seconds East, and a chord distance of 238.89 feet; thence along the arc of said curve and said R.O.W. line, a distance of 245.96 feet; thence North 36 degrees 42 minutes 04 seconds East and along said R.O.W. line, a distance of 174.51 feet to a curve to the right, having a radius of 105.00 feet, a central angle of 18 degrees 25 minutes 55 seconds, and subtended by a chord which bears North 45 degrees 55 minutes 59 seconds East, and a chord distance of 33.63 feet; thence along the arc of said curve and said R.O.W. line, a distance of 33.78 feet; thence South 01 degrees 06 minutes 13 seconds West and leaving said R.O.W. line, a distance of 319.93 feet to the POINT OF BEGINNING/



20200113000017130 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
01/13/2020 01:26:52 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Leah M. Street
John P. Scott

Mailing Address _____

Property Address 100 Brown Rd.
Calera, AL 35040

Grantee's Name Nathaniel Eason
100 Brown Rd

Mailing Address Calera, AL 35040

Date of Sale January 10, 2020
Total Purchase Price \$142,000.00

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 of the assessor's current market value.

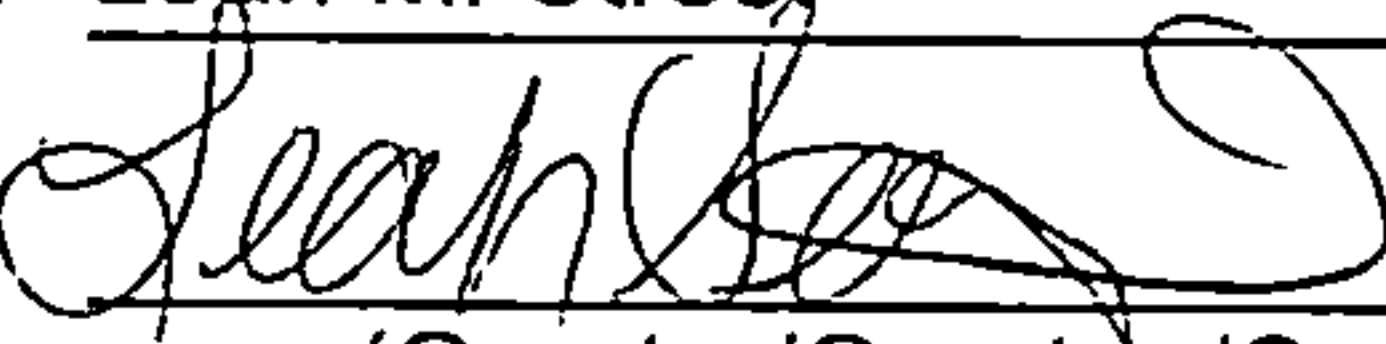
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 January 08, 2020

Unattested

Print Leah M. Street

Sign 
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



20200113000017130 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
01/13/2020 01:26:52 PM FILED/CERT

Form RT-1