

This instrument was prepared by:

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Attorney at Law
60 Court Square West
P. O. Box 188
Centreville Alabama 35042

Source of Title: Shelby County
Real Property/Deed Book 20160330000102270

| Parcel | QQ | Q | Section | Township | Range |
|--------|----|----|---------|----------|-------|
| 1 | SE | NW | 14 | 22S | 1W |

WITHOUT THE BENEFIT OF A TITLE SEARCH

Send Tax Notice To:

James Daniel Alverson
164 Angler Lane
Shelby Alabama 35143



20200128000036750 1/3 \$61.00
Shelby Cnty Judge of Probate, AL
01/28/2020 10:18:12 AM FILED/CERT

STATE OF ALABAMA

*

WARRANTY DEED -

*

RESERVING LIFE ESTATE

COUNTY OF SHELBY

*

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED DOLLARS AND NO/100 (\$100.00), to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt and sufficiency of which are hereby acknowledged, I, **James Daniel Alverson**, a single man, herein referred to as the GRANTOR, does grant, bargain, sell and convey unto **Trevor Norman Garren**, a single man, herein referred to as the GRANTEE, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel I

A parcel of land lying in the SE ¼ of the NW ¼ of Section 14, Township 22 South, Range 1 West, Shelby County, Alabama; being more particularly described as follows: Begin at the intersection of the South line of the SE ¼ of the NW ¼ of Section 14, Township 22 South, Range 1 West, and the East right of way line of the Egg and Butter Road, also known as the Columbiana road; thence South 89 degrees 12 minutes 53 seconds East along the South line of said ¼-¼ Section a distance of 318.05 feet to an iron at the Southeast corner of said ¼-¼ Section; thence North 02 degrees 15 minutes 46 seconds East a distance of 513.75 feet to an iron; thence North 88 degrees 49 minutes 48 seconds West a distance of 327.74 feet to an iron on the Easterly right of way line of the above said road; thence left along the arc of a curve to the right of said right of way which has a radius of 602.71 feet, a delta angle of 31 degrees 48 minutes and a chord bearing of South 04 degrees 37 minutes East, a distance along said arc of 334.51 feet to the end of said curve; thence South 11 degrees 17 minutes 00 seconds West along said road right of way a distance of 190.20 feet to the point of beginning; being situated in Shelby County.

Parcel II

Commence at the point where the South line of SE ¼ of NW ¼ of Section 14, Township 22 South, Range 1 West, crosses the East line of the Columbiana Road, also known as the Egg and Butter Road and run thence East along the South line of said forty acre line 320 feet to the Southeast corner thereof; thence in a northerly direction along the East line of said forty acres, run 516 feet to the point of beginning of the lot herein conveyed; thence continue in the same northerly direction along the East line of said forty acres 114 feet to a point; thence run West and parallel with the South line of said forty acres a distance of 385 feet, more or less to the East line of said road; thence South along said road 114 feet to a point; thence East and parallel with the South line of said forty acres to the point of beginning.

20200128000036750 2/3 \$61.00
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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 James Daniel Alverson Grantee's Name Trevor Norman Garren
Mailing Address 164 Angler Lane Mailing Address 114 Anglers Lane
Shelby Alabama 35143 Shelby Alabama 35143

Property Address 4237 Highway 37 Date of Sale _____
Shelby Alabama 35143 Total Purchase Price \$ _____

Actual Value _____
or
Assessor's Market Value \$ 65,060

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) 1/2 32,530

_____ Bill of Sale _____ Appraisal
_____ Sales Contract X Other _____ Heirship Property
_____ 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 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 01-28-2020

Unattested
(verified by)

Print James Daniel Alverson
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Shelby County, AL 01/28/2020
State of Alabama
Deed Tax: \$33.00


20200128000036750 3/3 \$61.00
Shelby Cnty Judge of Probate, AL
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