

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

*This instrument was prepared by:*  
**Mike T. Atchison**  
**Attorney At Law, Inc.**  
**P O Box 822**  
**Columbiana, AL 35051**

*Send Tax Notice to:*  
**Jeff Browning**  
4601 Hwy 31, Ste E  
Calera, AL 35040

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **TWENTY TWO THOUSAND DOLLARS AND ZERO CENTS (\$22,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **New Skool Family Biznizz, Inc. (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Jeff Browning (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

*See attached Exhibit A for Legal Description.*

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2020.
2. Easements, restrictions, rights of way, and permits of record.

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 24<sup>th</sup> day of February, 2020.

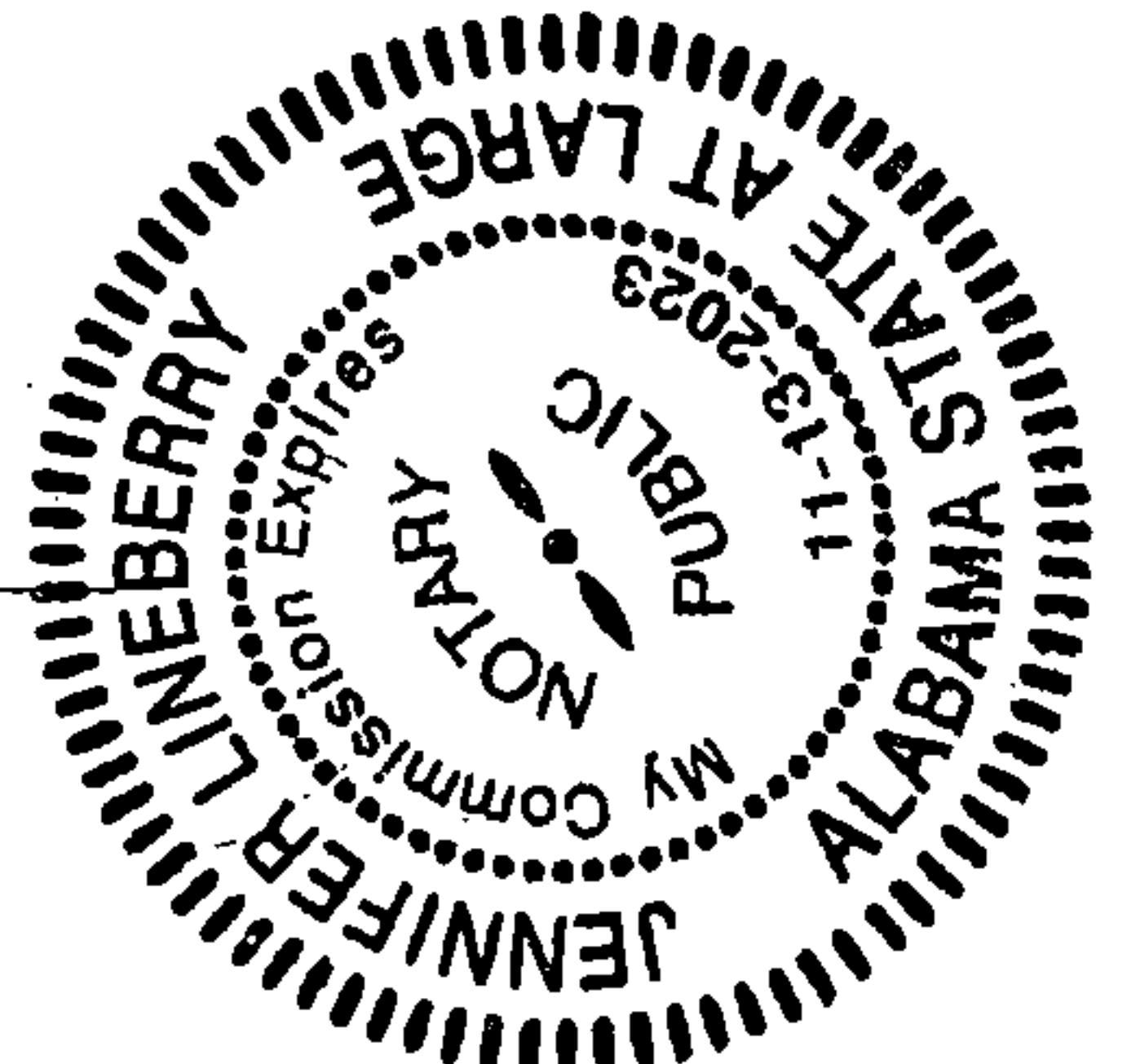
Jeff Browning  
**New Skool Family Biznizz, Inc.**  
**By: Jeff Browning, President**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

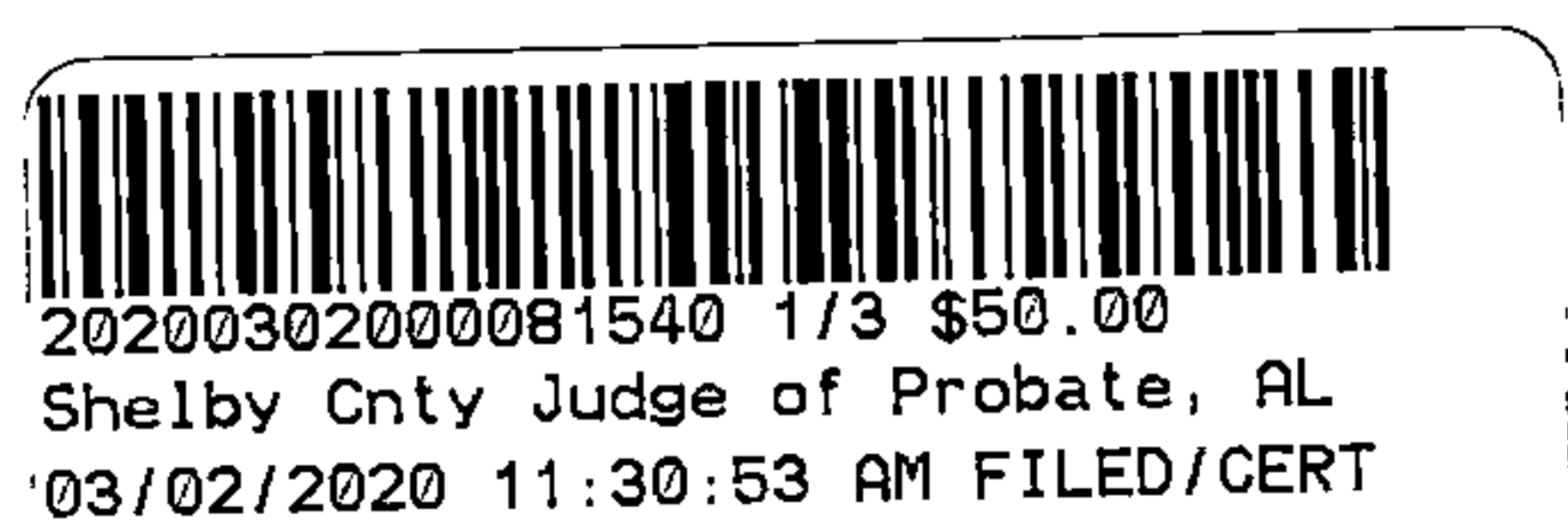
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jeff Browning as President of New Skool Family Biznizz, Inc.**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed 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 24<sup>th</sup> day of February, 2020.

[Signature]  
Notary Public  
My Commission Expires: 11-13-2023



Shelby County, AL 03/02/2020  
State of Alabama  
Deed Tax: \$22.00





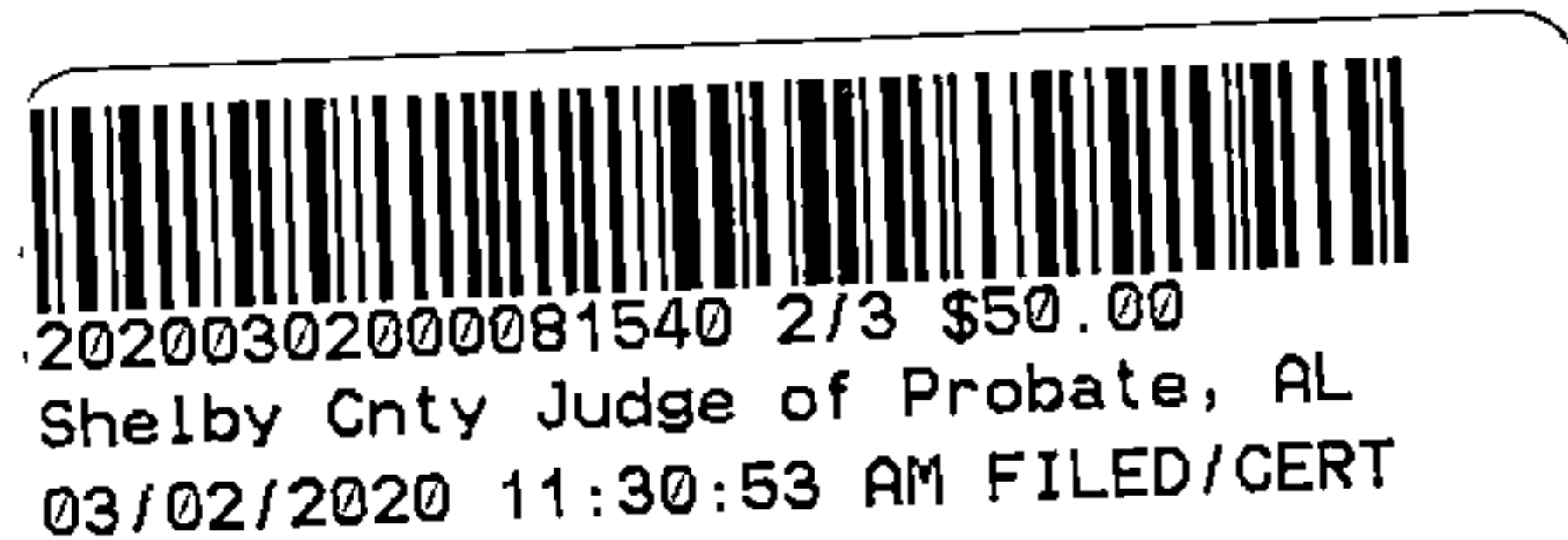
## EXHIBIT A – LEGAL DESCRIPTION

Begin at the NW corner of the NW 1/4 of the NE 1/4 of Section 34, Township 21 South, Range 1 West and run thence South 4 degrees 48 minutes 37 seconds West along the West line of said 1/4-1/4 section a distance of 528.90 feet to a point; thence run South 71 degrees 41 minutes 10 seconds East a distance of 127.54 feet to a point; thence run South 80 degrees 43 minutes 20 seconds East a distance of 59.91 feet to a point; thence run South 77 degrees 57 minutes 20 seconds East a distance of 65.82 feet to a point; thence run South 70 degrees 47 minutes 02 seconds East a distance of 24.03 feet to a point; thence run North 21 degrees 00 minutes 00 seconds East a distance of 36.00 feet to a point; thence run South 69 degrees 00 minutes 00 seconds East a distance of 102.01 feet to a point; thence run South 47 degrees 29 minutes 60 seconds East a distance of 109.00 feet to a point; thence run North 57 degrees 32 minutes 14 seconds East a distance of 276.23 feet to a point; thence turn an angle to the left and run in a northwesterly direction a distance of 495 feet, more or less, to the point of intersection with the North line of said 1/4-1/4 section, said point of intersection being 574 feet East of the point of beginning of the parcel of land herein conveyed; thence turn an angle to the left and run a distance of 574 feet along the North line of said 1/4-1/4 section to the point of beginning of the parcel of land herein conveyed.

**LESS AND EXCEPT** the following described property:

Commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 34, Township 21 South, Range 1 West along the West line of said 1/4-1/4 a distance of 528.90 feet to a point; thence run South 71 degrees 41 minutes 10 seconds East a distance of 127.54 feet to a point; thence run South 80 degrees 43 minutes 20 seconds East a distance of 59.91 feet to a point; thence run South 77 degrees 57 minutes 20 seconds East a distance of 65.82 feet to the point of beginning of the property being described; thence run south 70 degrees 47 minutes 92 seconds East a distance of 24.03 feet to a point; thence run North 21 degrees 00 minutes 00 seconds East a distance of 36.00 feet to a point; thence run South 69 degrees 00 minutes 00 seconds East a distance of 102.01 feet to a point; thence run South 47 degrees 29 minutes 60 seconds East a distance of 109.00 feet; thence run South 47 degrees 29 minutes 60 seconds East a distance of 109.00 feet to a point; thence run North 57 degrees 32 minutes 24 seconds East a distance of 276.23 feet to a point; thence run North 28 degrees 47 minutes 45 seconds West a distance of 316.76 feet to a point; thence run South 75 degrees 43 minutes 35 seconds West a distance of 337.16 feet to a point; thence run South 51 degrees 57 minutes 37 seconds West a distance of 15.29 feet to a point; thence run South 40 degrees 52 minutes 30 seconds East a distance of 33.26 feet to a point; thence run South 5 degrees 28 minutes 53 seconds West a distance of 119.20 feet to a point; thence run South 49 degrees 16 minutes 23 seconds East a distance of 37.75 feet to a point; thence run South 11 degrees 54 minutes 59 seconds East a distance of 59.93 feet to a point; thence run South 10 degrees 59 minutes 24 seconds West a distance of 22.13 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO, LESS AND EXCEPT, the property sold to Marshall Hughes, in Inst. No. 2004-16101.





# Real Estate Sales Validation Form

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

Grantor's Name New Skool Family  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_

Grantee's Name Jeff Browning  
Mailing Address 4601 Hwy 31 St E  
Calera, AL 35040

Property Address 130 Fulton Rd  
Columbiana, AL  
35051

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 22,000.00

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 Tax Value

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 \_\_\_\_\_

Print Mike T. Atchison

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Unattested

Verified by)



20200302000081540 3/3 \$50.00  
Shelby Cnty Judge of Probate, AL  
03/02/2020 11:30:53 AM FILED/CERT