

Send Tax Notice to:
Mr. Alan Wayne Jemison
4038 Highway 231
Vincent, Alabama 35178

This instrument was prepared by:
ELLIS, HEAD, OWENS, JUSTICE & ARNOLD
113 North Main Street
P. O. Box 587
Columbiana, Alabama 35051

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and 00/100 Dollar (\$1.00) and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, we, **WAYNE JEMISON** and wife, **CONNIE D. JEMISON** (herein referred to as Grantors), do grant, bargain, sell and convey unto **ALAN WAYNE JEMISON** and wife, **DIANA DUKE JEMISON** (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of Section 25, Township 18 South, Range 2 East; thence North 87 degrees 47 minutes 14 seconds West along the North boundary of said Section 25 a distance of 2,681.38 feet to the point of beginning of herein described parcel of land; thence South 38 degrees 02 minutes 25 seconds West a distance of 194.84 feet to a 5/8-inch capped rebar set in the center of a farm road; thence proceed along the centerline of said farm road the following courses: thence North 38 degrees 42 minutes 04 seconds West a distance of 65.85 feet to a point; thence North 52 degrees 28 minutes 52 seconds West a distance of 97.21 feet to a point; thence North 68 degrees 26 minutes 34 seconds West a distance of 98.10 feet to a point; thence North 77 degrees 27 minutes 09 seconds West a distance of 71.94 feet to a point; thence North 83 degrees 57 minutes 14 seconds West a distance of 106.30 feet to a point; thence North 79 degrees 26 minutes 28 seconds West a distance of 84.66 feet to a point; thence North 60 degrees 56 minutes 07 seconds West a distance of 131.12 feet to a point of intersection of said farm road and the East right of way line of U.S. Highway #231 (100-foot right of way) to a 5/8-inch capped rebar set; thence North 37 degrees 47 minutes 40 seconds East along the East boundary of U.S. Highway No. 231 a distance of 500.00 feet to a 5/8-inch capped rebar set; thence South 66 degrees 34 minutes 41 seconds East a distance of 635.65 feet to a 5/8-inch capped rebar set; thence South 37 degrees 38 minutes 15 seconds West a distance of 305.17 feet back to the point of beginning. The above described parcel of land is located in the SE 1/4 of SW 1/4 and the SW 1/4 of SE 1/4 of Section 24, and the NE 1/4 of the NW 1/4 of Section 25, all in Township 18 South, Range 2 East, Shelby County, Alabama. According to survey of Billy R. Martin, RLS #10559, dated May 10, 2001.

Less and except property conveyed to the State of Alabama pursuant to deed recorded as Instrument No. 20090617000231430 in the Probate Office of Shelby County, Alabama, and which is more particularly described as follows:

A part of the SE 1/4 of SW 1/4, the SW 1/4 of SE 1/4, NW 1/4 of NE 1/4 and the NE 1/4 of NW 1/4, Section 24, Township 18 South, Range 2 East, identified as Tract No. 1 on Project No. ST-059-053-001 in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing at the SW corner of the SE 1/4 of the SW 1/4 Section 24, Township 18 South, and Range 2 East; thence N 85° 56' 46" E a distance of 603.70 feet to a point on the present R/W line of U.S. 231, which is the point of BEGINNING; thence following the curvature thereof an arc distance of 500.40 feet and along the present R/W line of U.S. 231 to a point on the grantor's northwestern property line (said arc having a chord bearing of N 34° 07' 19 E, a counterclockwise direction, a chord distance of 500.41 feet and a radius of 21252.99 feet); thence S 63° 57' 45" E and along the grantor's northwestern property line a distance of 39.47 feet to a point on the acquired R/W line (said point offset 89.13' and perpendicular to centerline of project at station 1341+25.63); thence S 9° 01' 29" W and along the acquired R/W line a distance of 112.09 feet to a point on the acquired R/W line (said point offset 138.17' and perpendicular to centerline of project at station 1340+25.89); thence S 35° 00' 59" W and along the acquired R/W line a distance of 103.17 feet to a point on the acquired R/W line (said point offset 137.26' and perpendicular to centerline of project at station 1339+20.94); thence S 45° 20' 17" W and along the acquired R/W line a distance of 303.40 feet to a point on the acquired R/W line (said point offset 73.64' and perpendicular to centerline of project at station 1336+21.10); thence N 63° 57' 45" W and along the grantor's southwestern property line a distance of 26.26 feet; to the point and place of BEGINNING containing 0.716 acres, more or less;

Subject to easements, permits, and rights-of-way of record, including those to Alabama Power Company recorded as Instrument No. 20151029000377330, and to Coosa Valley Electric Cooperative, Inc. recorded as Instrument No. 20170726000268160, in the Probate Office of Shelby County, Alabama.

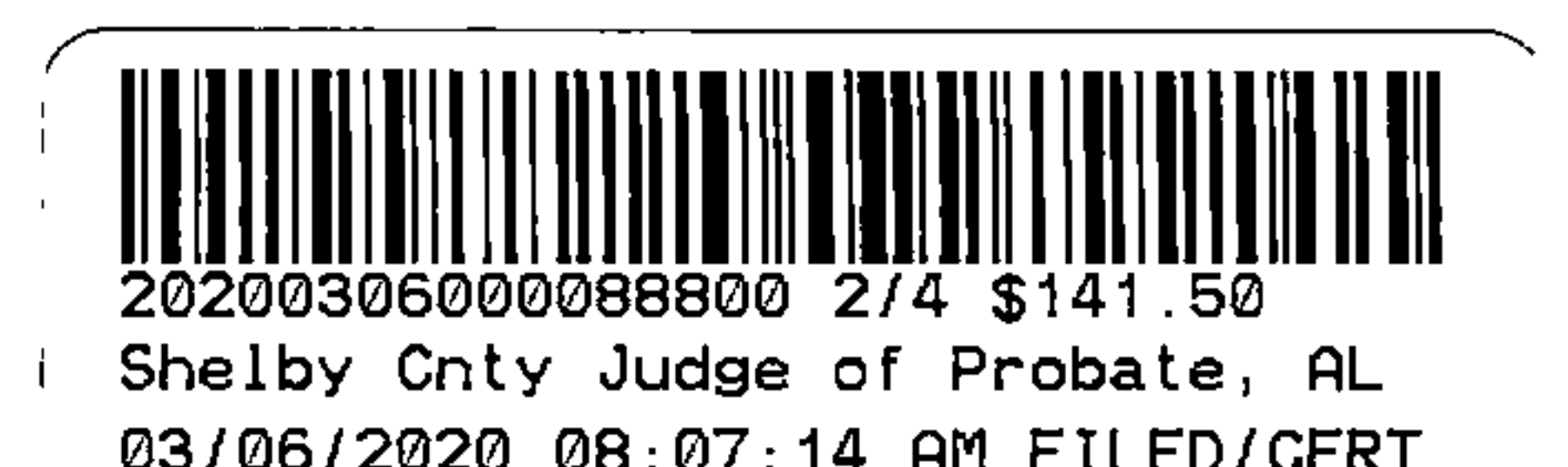
TO HAVE AND TO HOLD unto the said Grantees, their heirs, successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 2 day of March, 2020.

Wayne Jemison (SEAL)
Wayne Jemison

Connie Jemison (SEAL)
Connie D. Jemison



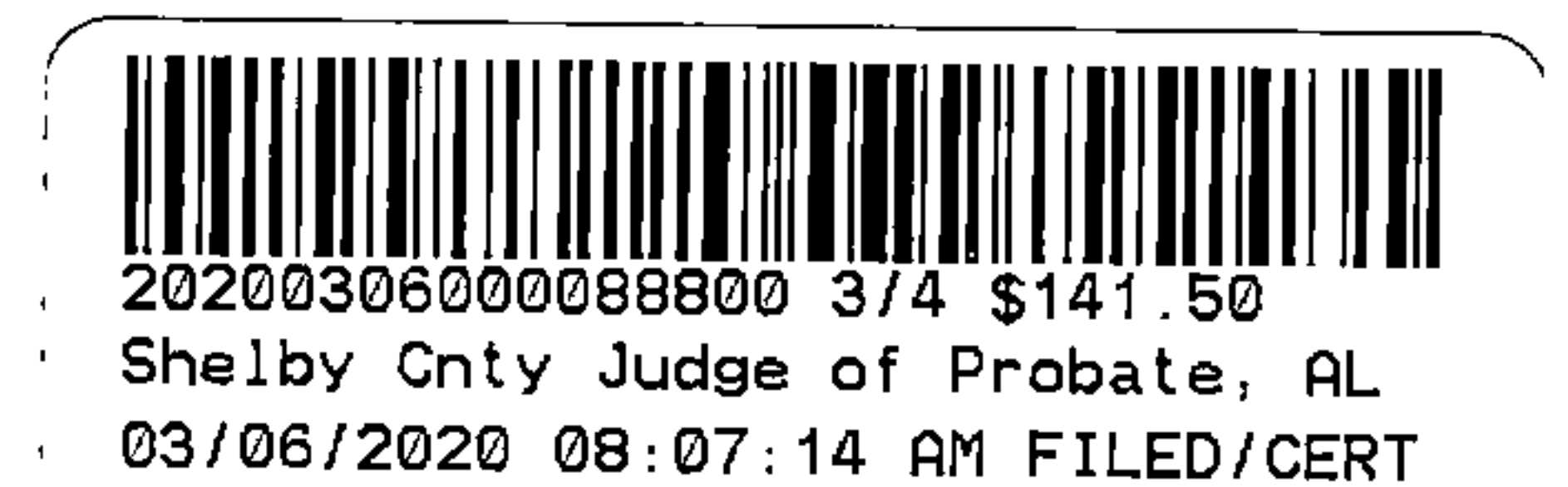
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Wayne Jemison and wife, Connie D. Jemison, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of March, 2020.

Kimi M. Foster (SEAL)
Notary Public

My Commission Expires: 1-3-23



Real Estate Sales Validation Form

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

Grantor's Name Wayne Jemison & Connie D.
Mailing Address Jemison
443 Chesser Plantation Lane
Chelsea, AL 35043

Grantee's Name Alan Wayne Jemison &
Mailing Address Diana Duke Jemison
4038 Highway 231
Vincent, AL 35178

Property Address 4040 Highway 231
Vincent, AL 35178

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 110,300.00

Shelby County, AL 03/06/2020
State of Alabama
Deed Tax: \$110.50

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 Property Tax Commissioner

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 3-2-20

Print Wayne Jemison

☐ Unattested

Kari M. Foster
(verified by)

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

eForms

20200306000088800 4/4 \$141.50
Shelby Cnty Judge of Probate, AL
03/06/2020 08:07:14 AM FILED/CERT

Form RT-1