

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:
Kenneth D. Cost
P.O. Box 595
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TEN THOUSAND DOLLARS AND ZERO CENTS (\$10,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Sam N. Meredith and Eleanor D. Meredith, husband and wife*** (herein referred to as ***Grantors***), grant, bargain, sell and convey unto, ***Kenneth D. Cost*** (herein referred to as ***Grantee***), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit "A" – Legal Description

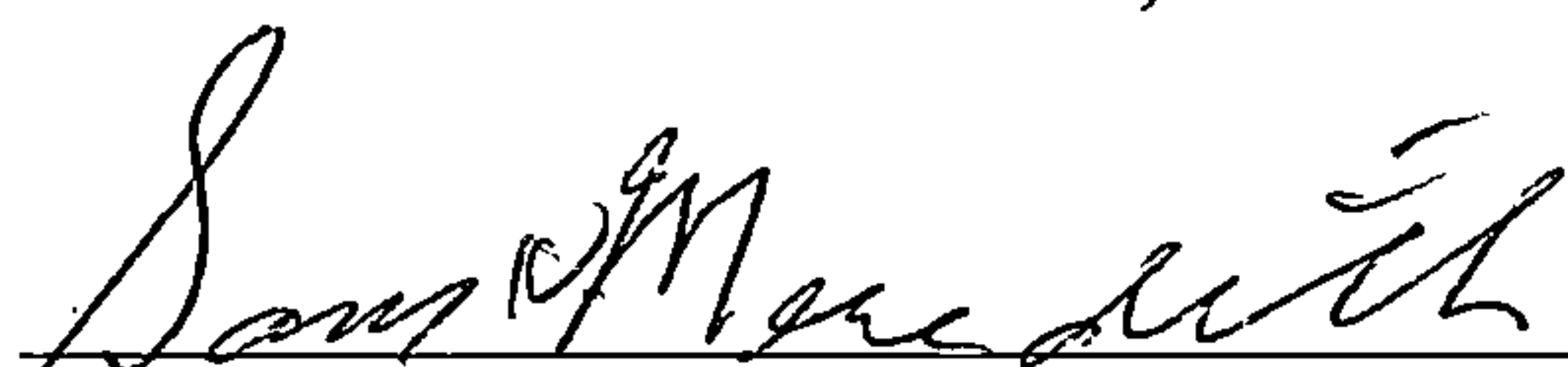
SUBJECT TO:

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

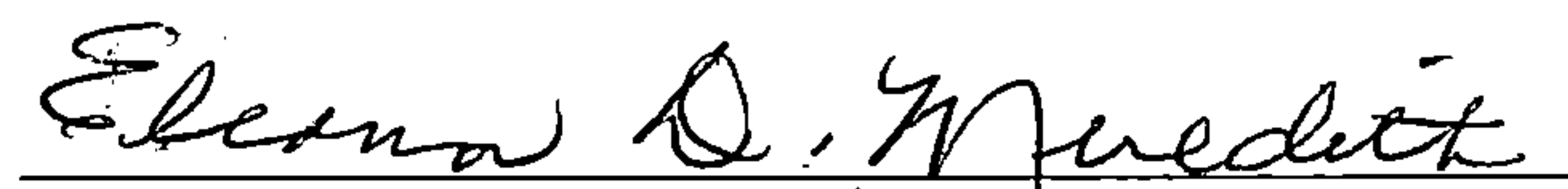
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 12th day of March, 2020.



Sam N. Meredith

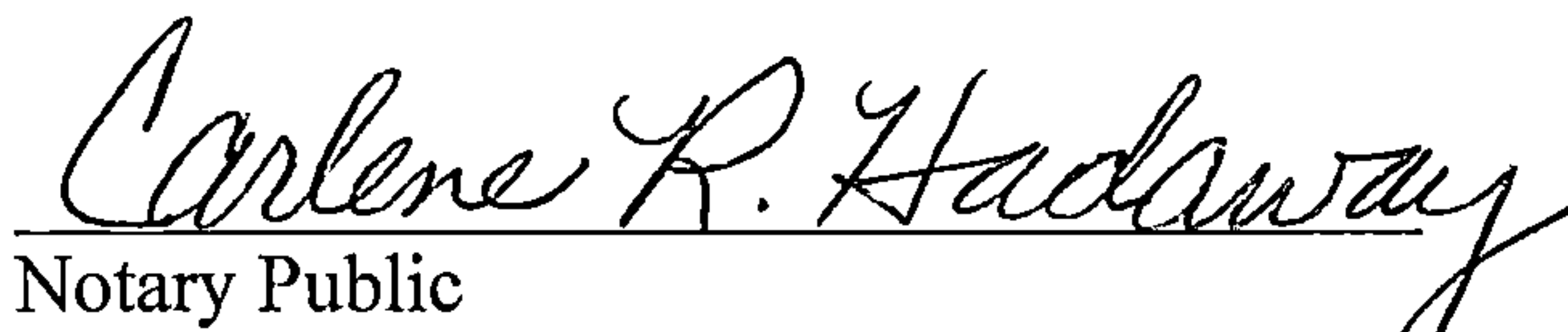


Eleanor D. Meredith

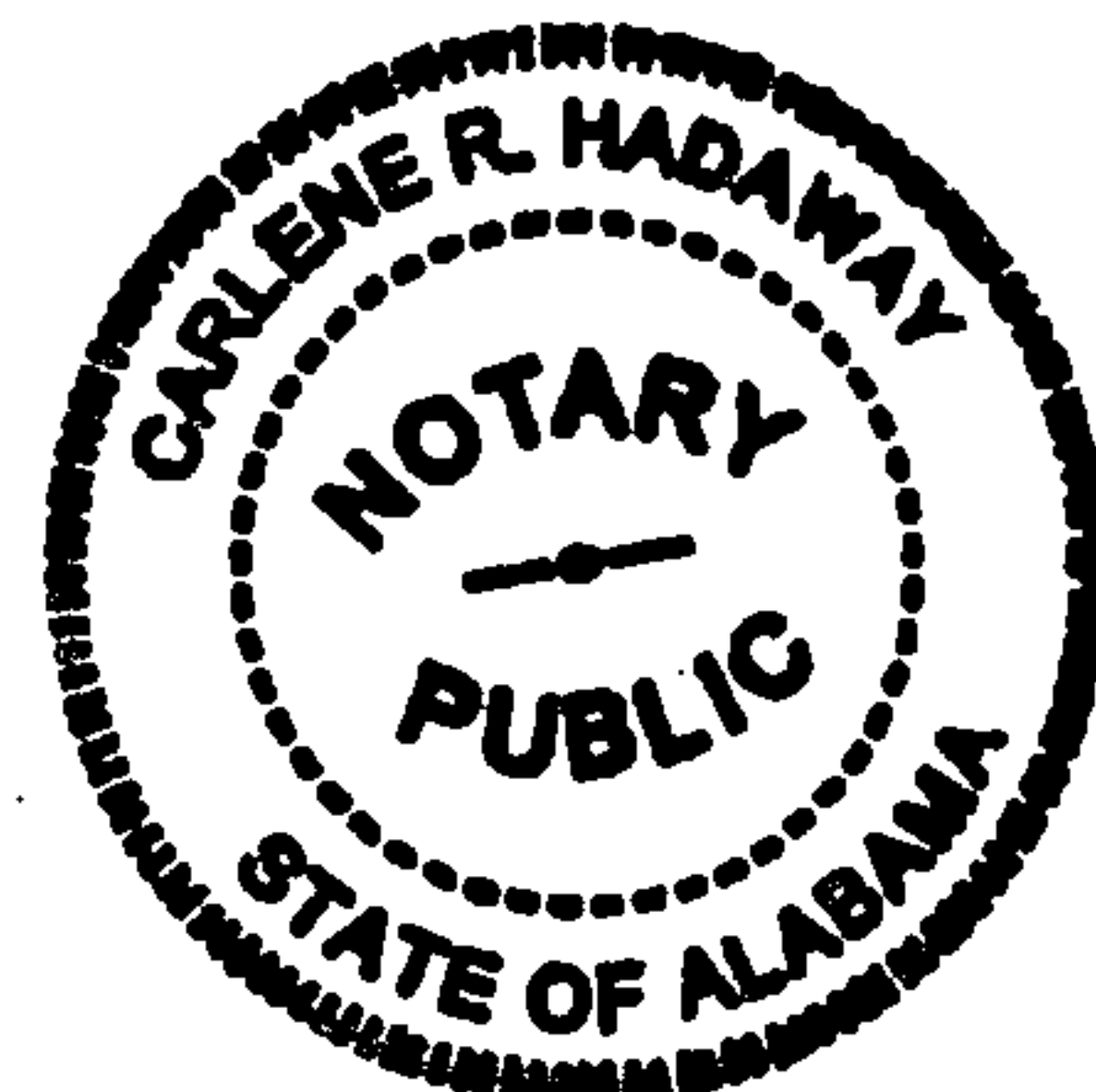
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Sam N. Meredith and Eleanor D. Meredith***, 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.

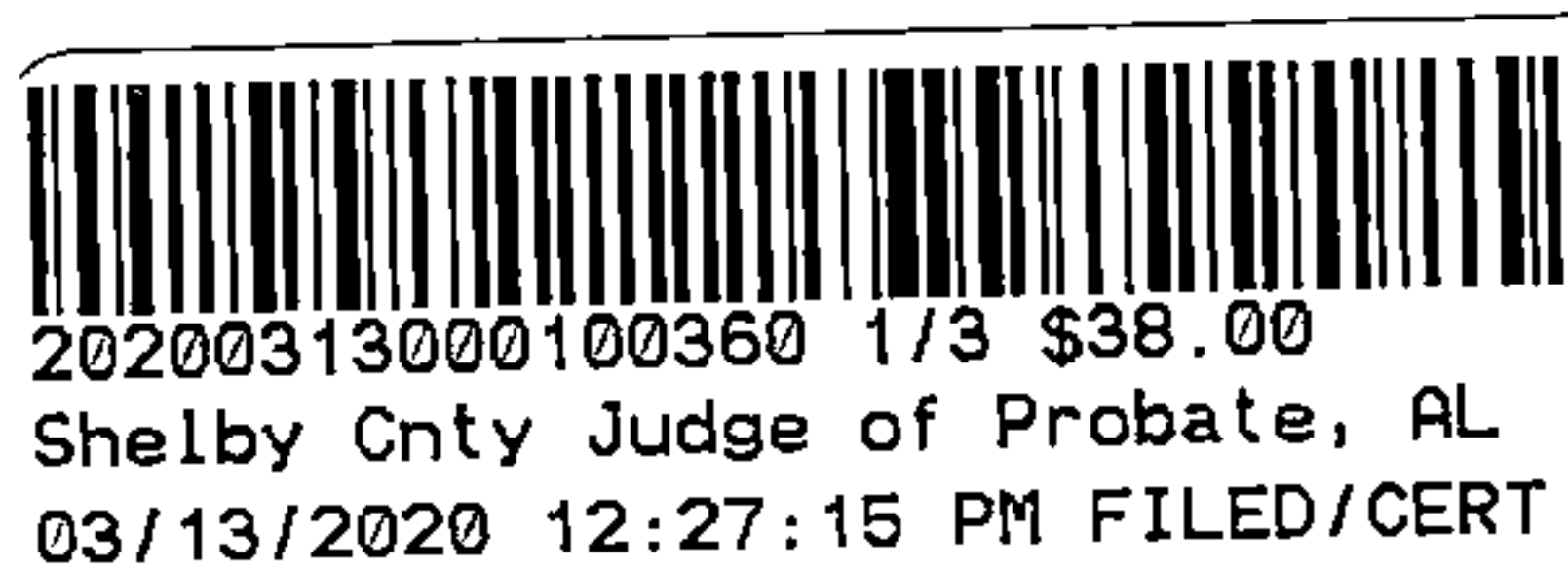
Given under my hand and official seal this 12th day of March, 2020.



Notary Public
My Commission Expires:



My Commission Expires November 15, 2021



Shelby County, AL 03/13/2020
State of Alabama
Deed Tax: \$10.00

EXHIBIT "A" – LEGAL DESCRIPTION

Begin at the NW corner of Lot 1 of The Willows of Calera, as recorded in Map Book 26, Page 85, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the POINT OF BEGINNING; thence South 00 degrees 00 minutes 00 seconds East and along the West line of above said The Willows at Calera, a distance of 185.65 feet; thence North 86 degrees 46 minutes 33 seconds West, a distance of 149.93 feet; thence North 00 degrees 09 minutes 06 seconds West, a distance of 60.00 feet; thence South 86 degrees 46 minutes 33 seconds East, a distance of 70.00 feet; thence North 00 degrees 08 minutes 55 seconds West, a distance of 125.55 feet; thence South 86 degrees 52 minutes 05 seconds East, a distance of 80.40 feet to the POINT OF BEGINNING. Said Parcel being a part of Block 261 of Dunstan's Map of Calera. Situated in Shelby County, Alabama.

According to the survey of Rodney Shiflett, Al. Reg. #21784, dated July 1, 2013.



20200313000100360 2/3 \$38.00
Shelby Cnty Judge of Probate, AL
03/13/2020 12:27:15 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 Sam Meredith
Mailing Address PO Box 1329
Calera, AL 35040

Grantee's Name Kenneth D. Cost
Mailing Address PO Box 595
Calera, AL 35040

Property Address Vacant land
Calera

Date of Sale March 12, 2020
Total Purchase Price \$ 10,000.00
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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 Mike T Atchison

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Unattested



20200313000100360 3/3 \$38.00
Shelby Cnty Judge of Probate, AL
03/13/2020 12:27:15 PM FILED/CERT

ified by)