

SEND TAX NOTICE TO:
John O. Strange, Jr. and Pamela S. Strange
125 Rock School Road
Wilsonville, Alabama 35186

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20200323000112280
03/23/2020 08:27:27 AM
DEEDS 1/3

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Two Hundred Seventy Thousand dollars & no cents (\$270,000.00)

To the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged,

Mark A Waddell and Debra Waddell, husband and wife

(herein referred to as GRANTOR(S)), do grant, bargain, sell and convey unto

John O. Strange, Jr. and Pamela S. Strange

(herein referred to as GRANTEE(S)), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

BEGINNING AT THE NW CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 89°54'05" EAST, A DISTANCE OF 512.50'; THENCE SOUTH 05°52'46"EAST, A DISTANCE OF368.88' TO THE NORTHERLY RIGHT OF WAY LINE OF SHELBY COUNTY HWY 450 (60'ROW); THENCE SOUTH 81°23'00" WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 114.33' TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 2,030.00' AND A CENTRAL ANGLE OF 05°27'39"; THENCE WESTERLY ALONG THE ARC AND LONG SAID RIGHT OF WAY A DISTANCE OF 193.48' TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,050.72' AND A CENTRAL ANGLE OF 12°44'17"; THENCE WESTERLY ALONG THE ARC AND LONG SAID RIGHT OF WAY, A DISTANCE OF 233.60'; THENCE NORTH 02°06'08" WEST AND LEAVING SAID RIGHT OF WAY, A DISTANCE OF 452.82' TO THE POINT OF BEGINNING. ACCORDING TO THE SURVEY OF RODNEY SHIFTELETT, DATED NOVEMBER 1, 2000.

\$279,540. of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2020 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Annexation Ordinance into City of Chelsea as recorded am Instrument No. 20070530000252200.

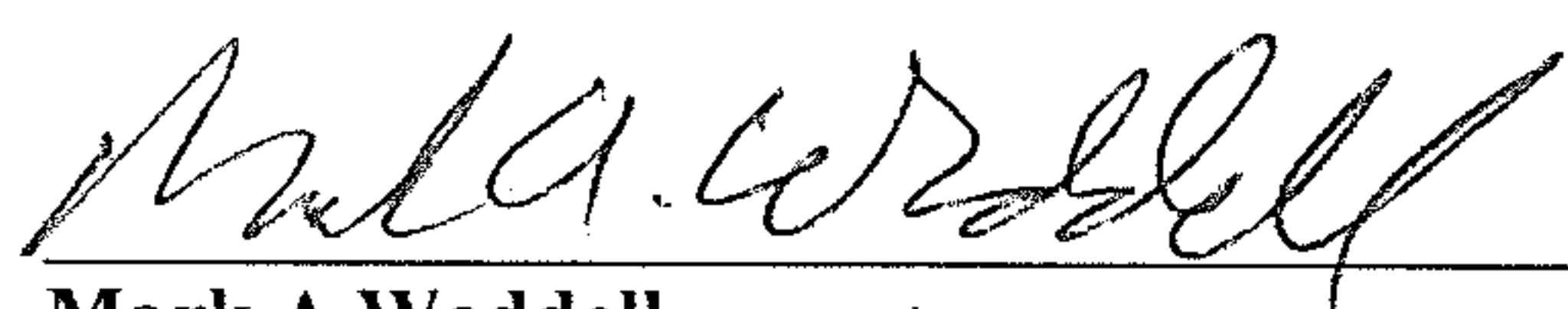

Building lines, right of ways, easements, restrictions, reservations and conditions, if any.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 persons.

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
CBT File #1911013

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), March 13, 2020.

 (Seal)
Mark A Waddell
 (Seal)
Debra Waddell

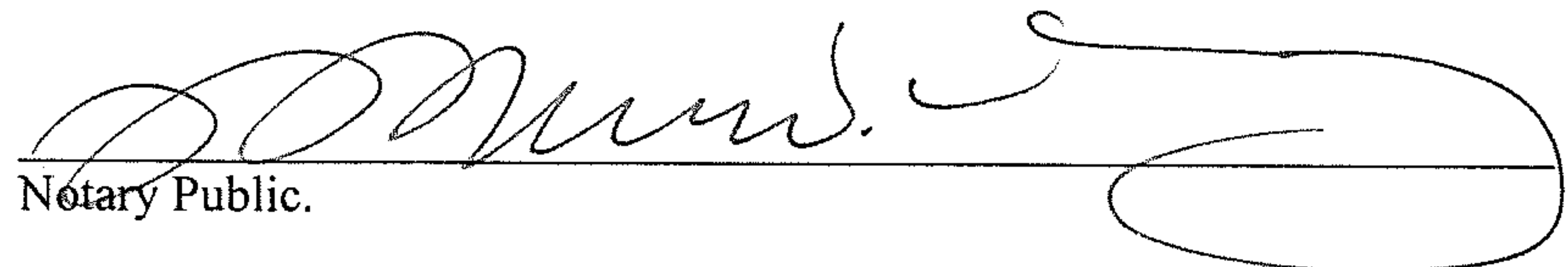
STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mark A Waddell and Debra Waddell, husband and wife** , 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of March, 2020




Notary Public.
(Seal)
My Commission Expires: 3-9-24

20200323000112280 03/23/2020 08:27:27 AM DEEDS 3/3
Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Mark A Waddell and Debra Waddell Grantee's Name John O. Strange, Jr. and Pamela S. Strange

Mailing Address 23 College Street
~~Rogersville, Russellville, Alabama~~ 35653
Property Address 125 Rock School Road
Wilsonville, Alabama 35186

Mailing Address 125 Rock School Road
Wilsonville, Alabama 35186
Date of Sale 03/13/2020

Total Purchase Price \$270,000.00

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

 X 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 3/13/2020

Print John O. Strange, Jr.

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

 Unattested

EBB
(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/23/2020 08:27:27 AM
\$29.00 CHARITY
20200323000112280

Allen S. Bayl