

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

*This Instrument was prepared by:*  
Mike T. Atchison  
P O Box 822  
Columbiana, AL 35051

*Send Tax Notice to:*  
Lewis E. Atchison, Jr.  
9103 Hwy 11  
Chelsea, AL 35043

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration NINETY THREE THOUSAND TWO HUNDRED FIFTY AND NO/00 DOLLARS (\$93,250.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Lewis E. Atchison, Sr. and Sarah H. Atchison, Trustees, or their Successors in Trust Under the Atchison Living Trust, Dated July 16, 2013 and any Amendments thereto* (herein referred to as *Grantor*) grant, bargain, sell and convey unto *Lewis E. Atchison, Jr and Valeria W. Atchison* (herein referred to as *Grantees*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

*SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION*

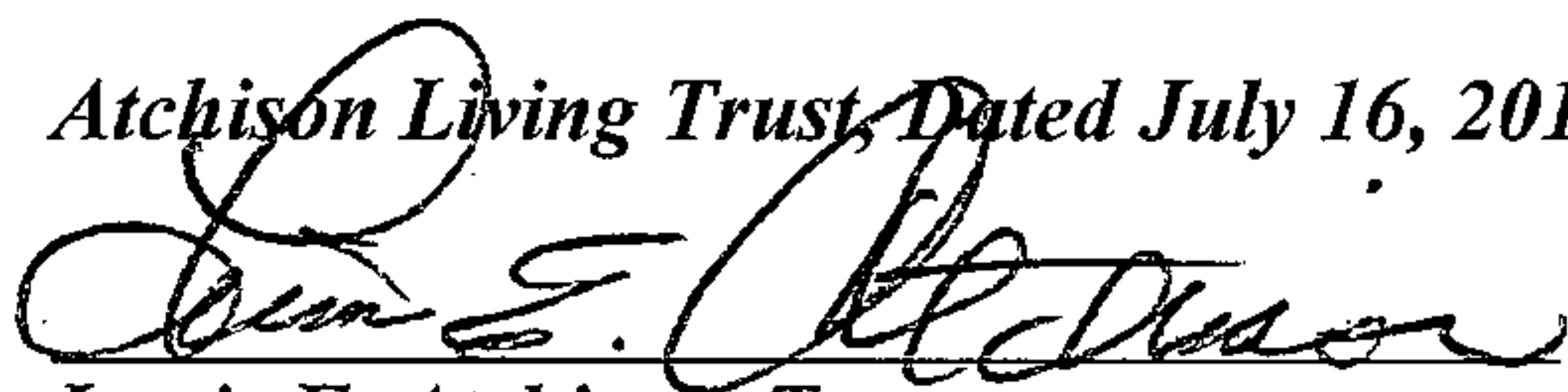
**SUBJECT TO:**

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** 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, 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 6th day of April, 2020.

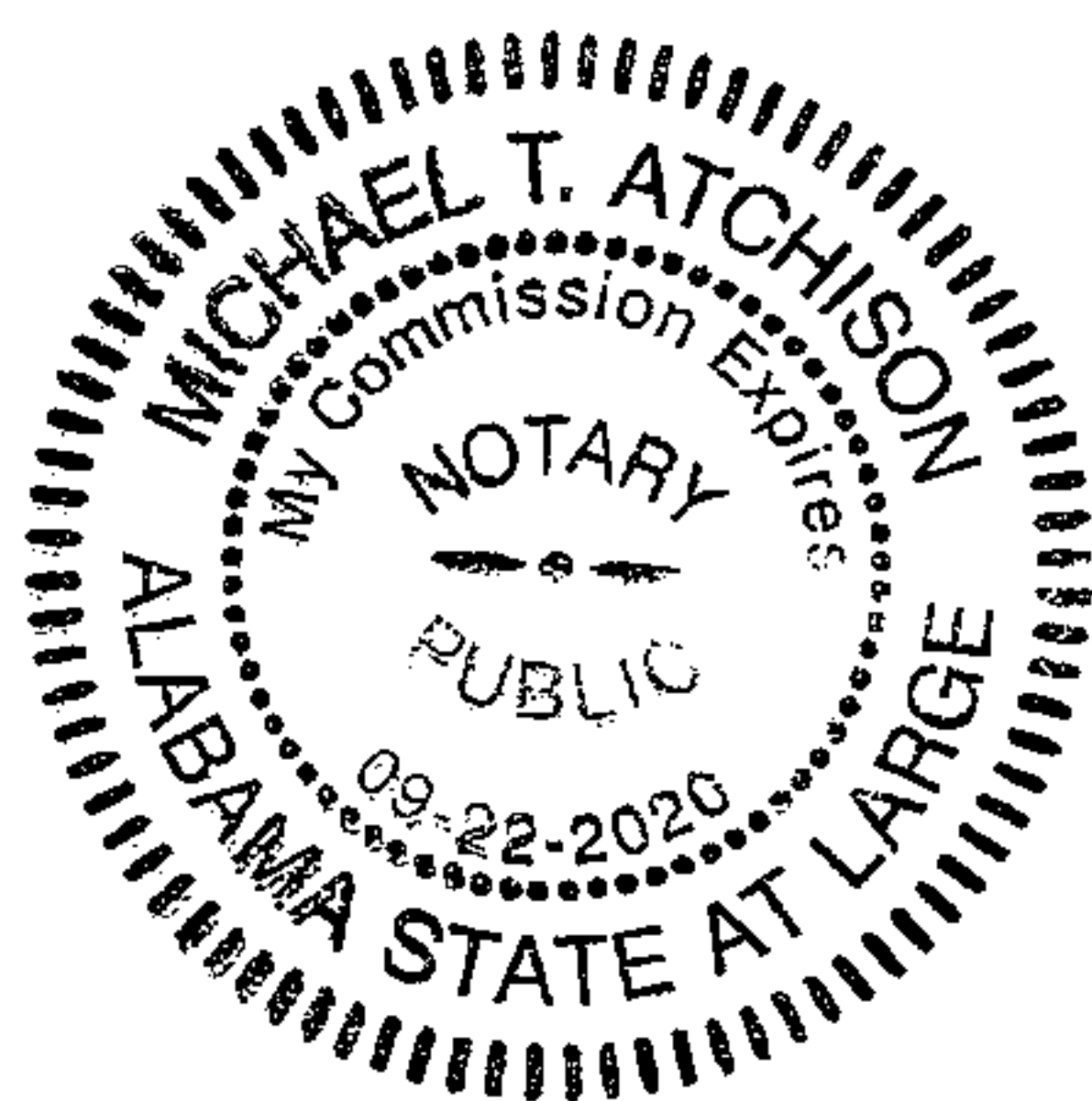
*Atchison Living Trust, Dated July 16, 2013*  
  
Lewis E. Atchison, Trustee

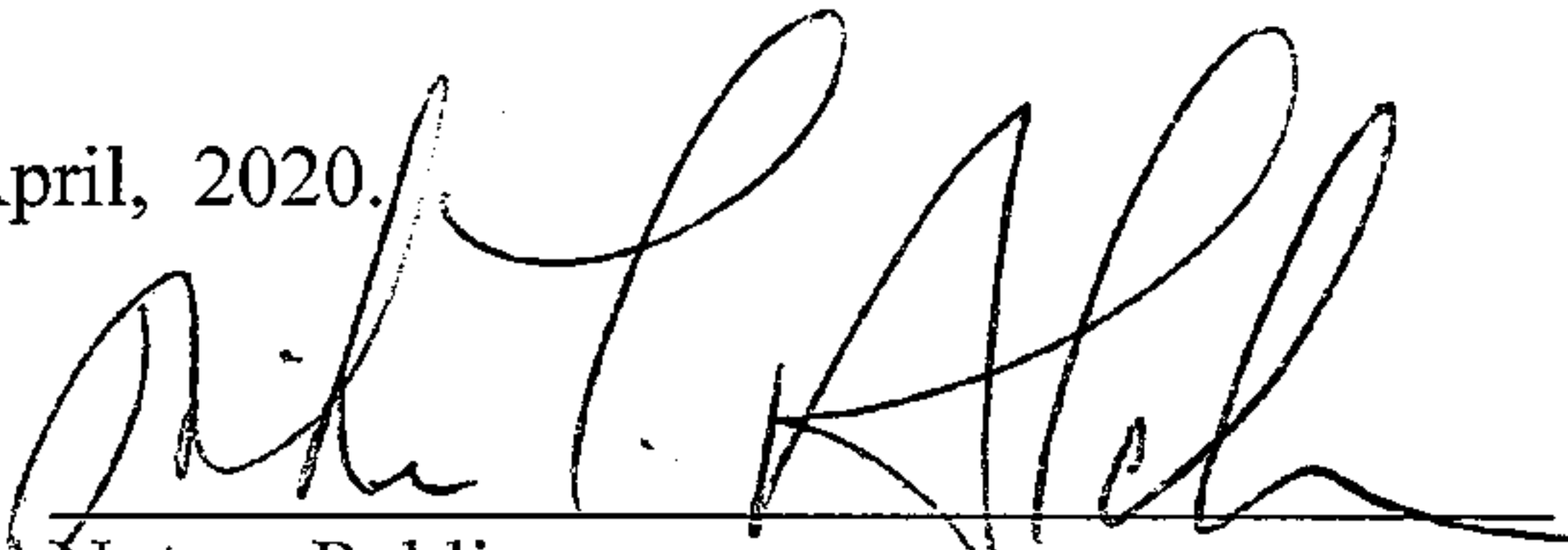
  
Sarah H. Atchison, Trustee

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Lewis E. Atchison, Sr. and Sarah H. Atchison, Trustees, or their Successors in Trust Under the Atchison Living Trust, Dated July 16, 2013 and any Amendments thereto*, 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 6th day of April, 2020.



  
Notary Public  
My Commission Expires: 9/22/2020

**EXHIBIT A – LEAGAL DESCRIPTION**

That part of the SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 1 for the point of beginning of the tract herein conveyed; thence run North along West boundary line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section for a distance of 330 feet, more or less, to railroad right-of-way; thence run Northeast along said railroad right-of-way for a distance of 290 feet to a point; thence run East  $10^{\circ}$  South for a distance of 205 feet, more or less, to highway right-of-way; thence run South  $20^{\circ}$  East for a distance of 636 feet along said highway right-of-way to a point on the South boundary line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section; thence run West along the South boundary line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section for a distance of 630 feet to the Southwest corner thereof and the point of beginning, said tract containing  $6\frac{1}{2}$  acres, more or less. Subject to taxes, restrictions, rights-of-way, exceptions, conditions, covenants and easements of record.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/06/2020 12:45:27 PM  
 \$121.50 MIST  
 20200406000132910

*Allen S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name Atchison Living Trust  
 Mailing Address PO Box 362  
Columbiana, AL 35051

Grantee's Name Lewis E. Atchison Jr  
 Mailing Address 9103 Hwy 11  
Chesley, AL 35043

Property Address Average  
See 1-20-20

Date of Sale 4-6-2020  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ \$93,250 or

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 Assessor

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 4-6-2020

Print Lewis E. Atchison Trustee

Unattested

Sign

(verified by)

[Signature]  
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1