

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Raymond F. Dison, unmarried (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Beverly Elaine Southern (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

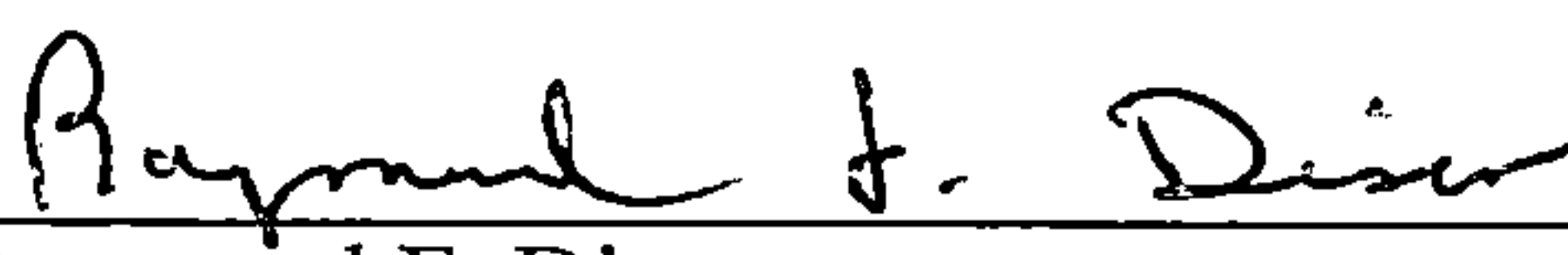
See legal description on attached Exhibit A

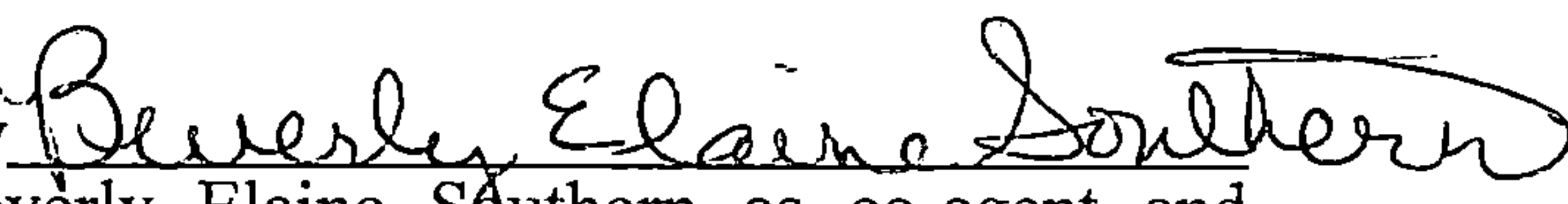
TO HAVE AND TO HOLD to the said GRANTEE and her heirs and assigns forever.

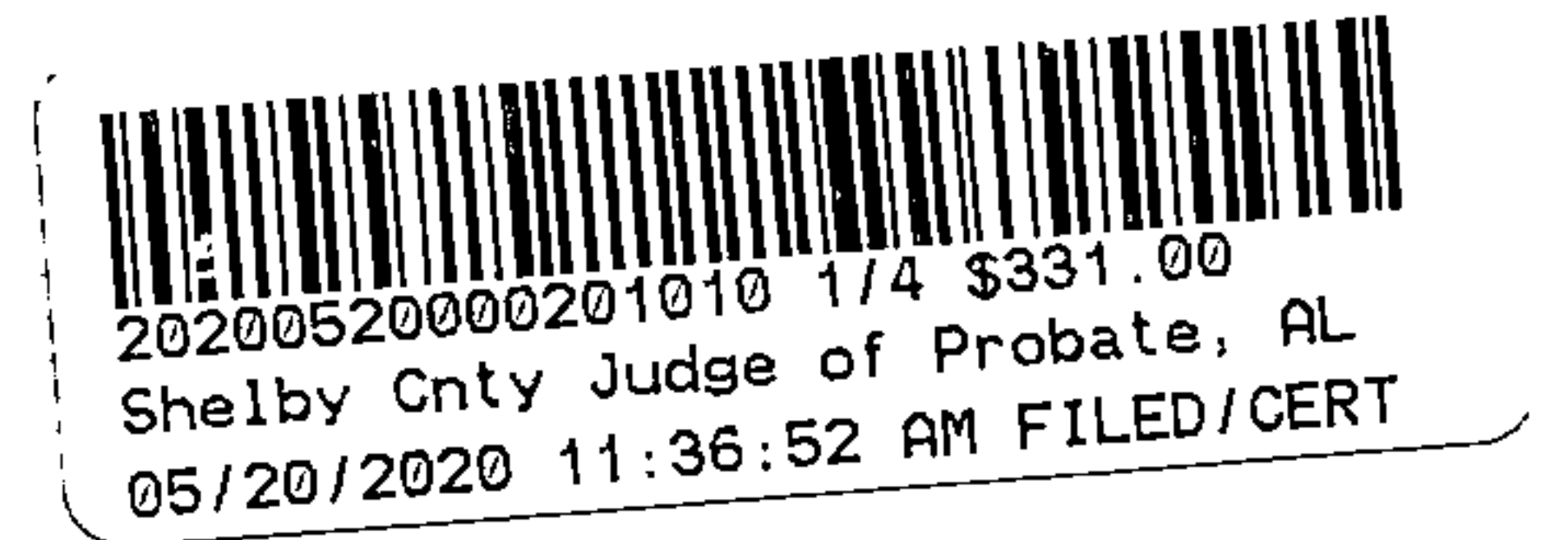
And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this _____ day of May, 2020.

Shelby County, AL 05/20/2020
State of Alabama
Deed Tax: \$300.00


Raymond F. Dison

By 
Beverly Elaine Southern as co-agent and
attorney in fact for Raymond F. Dison



By Vickie Ann Vick
Vickie Ann Vick as co-agent and attorney in
fact for Raymond F. Dison

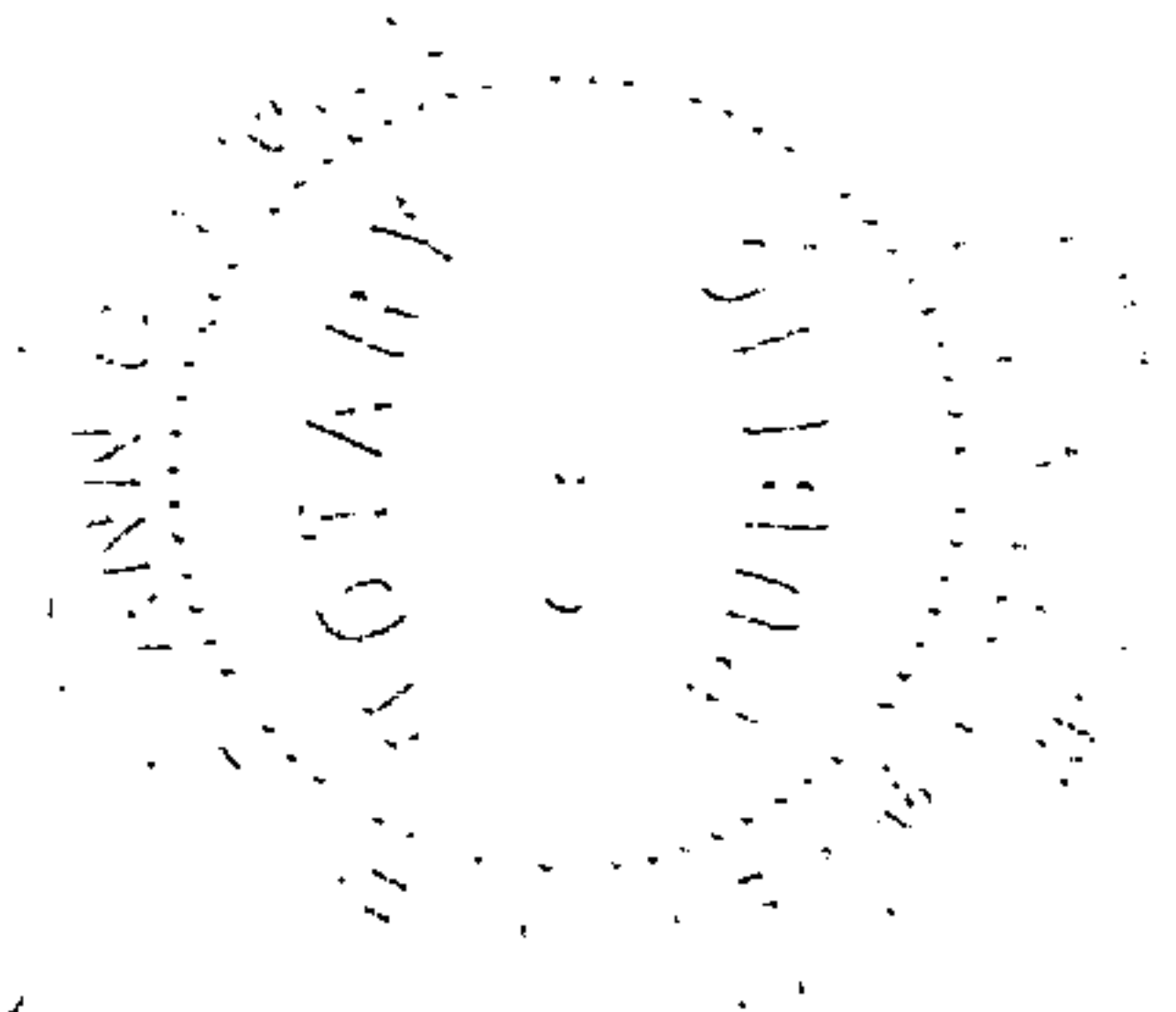
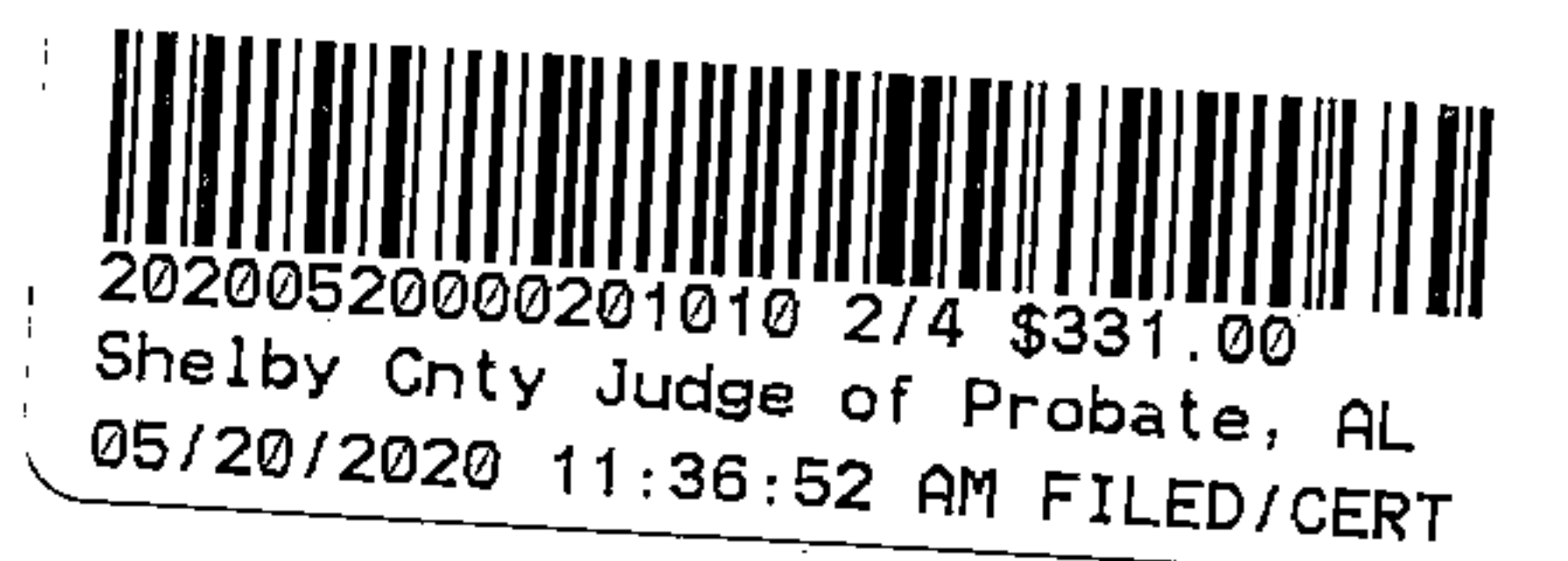
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Beverly Elaine Southern and Vickie Ann Vick, whose names are signed to the foregoing conveyance as co-agents and attorneys in fact for Raymond F. Dison, 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 by signing the name of their principal Raymond F. Dison and their own names as co-agents and attorneys in fact for Raymond F. Dison.

Given under my hand and official seal this 18th day of May, 2020.

[Signature]
Notary Public

My commission expires: 6/19/2022





20200520000201010 3/4 \$331.00
Shelby Cnty Judge of Probate, AL
05/20/2020 11:36:52 AM FILED/CERT

EXHIBIT A

Approximately 38 acres on Highway 62 (parcel # 07-7-26-3-000-007.000), being that part of NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 26, Township 19 South, Range 2 East, lying South of old Glaze Ferry Road and also 13 acres of equal width off the west side of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ South of old Glaze Ferry Road, situated in said Section 26, Township 19 South, Range 2 East.

Also, the south 7 $\frac{1}{2}$ acres of that portion of the S $\frac{1}{2}$ of the SW $\frac{1}{4}$, Section 25, Township 19 South, Range 2 East, which lies east of the railroad (portion of parcel # 07-7-25-0-000-003.000).

Also, approximately 43 acres lying west of Shelby County Highway No. 463 (parcel # 07-7-26-0-000-001.000 and parcel # 07-7-26-0-000-003.000) described as follows:

PARCEL A

A parcel of land in the southeast quarter of Section 26, Township 19 South, Range 2 East, being the same land described in deeds to Mary Francis Dison and Martha Ann Alexander, recorded in Instrument No. 2000-31577, 31578 and 31579, of the real property records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Commencing at a 1" pipe, found at the southeast corner of said Section 26; thence N 00°39'37" W, along the east line of said section, a distance of 1431.62 feet to a point; thence S 89°00'26" W, a distance of 383.58 feet to a 1/2" rebar, set with a cap stamped "Wheeler CA0502", at the point of beginning; thence S 89°00'26" W, a distance of 214.49 feet to a 1/2" rebar, set with a cap stamped "Wheeler CA0502", at a fence corner; thence S 00°17'09" E, along a fence, a distance of 95.49 feet, to a 1/2" rebar, found with a cap stamped "Martin"; thence N 88°47'21" E, a distance of 235.94 feet, to a point in a fence; thence N 12°32'18" W, a distance of 96.52 feet to the point of beginning. The herein described parcel contains 0.491 acres of land.

PARCEL C

A parcel of land in the southeast quarter of Section 26, Township 19 South, Range 2 East, being the same land described in deeds to Mary Francis Dison and Martha Ann Alexander, recorded in Instrument No. 2000-31577, 31578 and 31579, of the real property records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Commencing at a 1" pipe, found at the southeast corner of said Section 26; thence N 00°39'37" W, along the east line of said section, a distance of 1318.25 feet to the point of beginning; thence S 89°26'02" W, a distance of 275.38 feet to a point in the center of a concrete drive; thence N 53°55'45" E, along the center of said drive a distance of 14.34 feet, to a point; thence N 69°25'27" E, along the center of said drive, a distance of 280.47 feet, to a point on the east line of Section 26; thence S 00°39'37" E, a distance of 104.30 feet to the point of beginning. The herein described parcel contains 0.342 acres of land.

PARCEL D

A parcel of land in the southeast quarter of Section 26, Township 19 South, Range 2 East, being the same land described in deeds to Mary Francis Dison and Martha Ann Alexander, recorded in Instrument No. 2000-31577, 31578 and 31579, of the real property records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Commencing at a 1" pipe, found at the southeast corner of said Section 26; thence N 00°39'37" W, along the east line of said section, a distance of 669.00 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler CA 0502", at the point of beginning; thence N 89°20'36" W, a distance of 2672.57 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler CA 0502", on the west line of the southeast quarter; thence N 00°11'55" W, a distance of 643.66 feet, to a 1/2" rebar set, with a cap stamped "S. Wheeler CA 0502"; thence N 88°47'21" E, along an existing fence, a distance of 2303.78 feet, to a point; thence S 12°32'18" E, a distance of 16.45 feet, to a 1/2" rebar set, with a cap stamped "S. Wheeler CA 0502", on the north line of the south half of the southeast quarter of Section 26; thence N 89°26'02" E, a distance of 370.31 feet, to the northeast corner of south half of the southeast quarter of Section 26; thence S 00°39'37" E, a distance of 649.25 feet to the point of beginning. The herein described parcel contains 40.09 acres of land.

Real Estate Sales Validation Form

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

Grantor's Name Raymond F. Dison
Mailing Address 1037 Glaze Ferry Road
Hargersville, AL 35078

Grantee's Name Beverly Elaine Southern
Mailing Address 1006 Watermill Circle
Birmingham, AL 35242

Property Address _____

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 300,000.00



20200520000201010 4/4 \$331.00
Shelby Cnty Judge of Probate, AL
05/20/2020 11:36:52 AM FILED/CERT

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 Beverly Elaine Southern

☐ Unattested

Sign Beverly Elaine Southern
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1