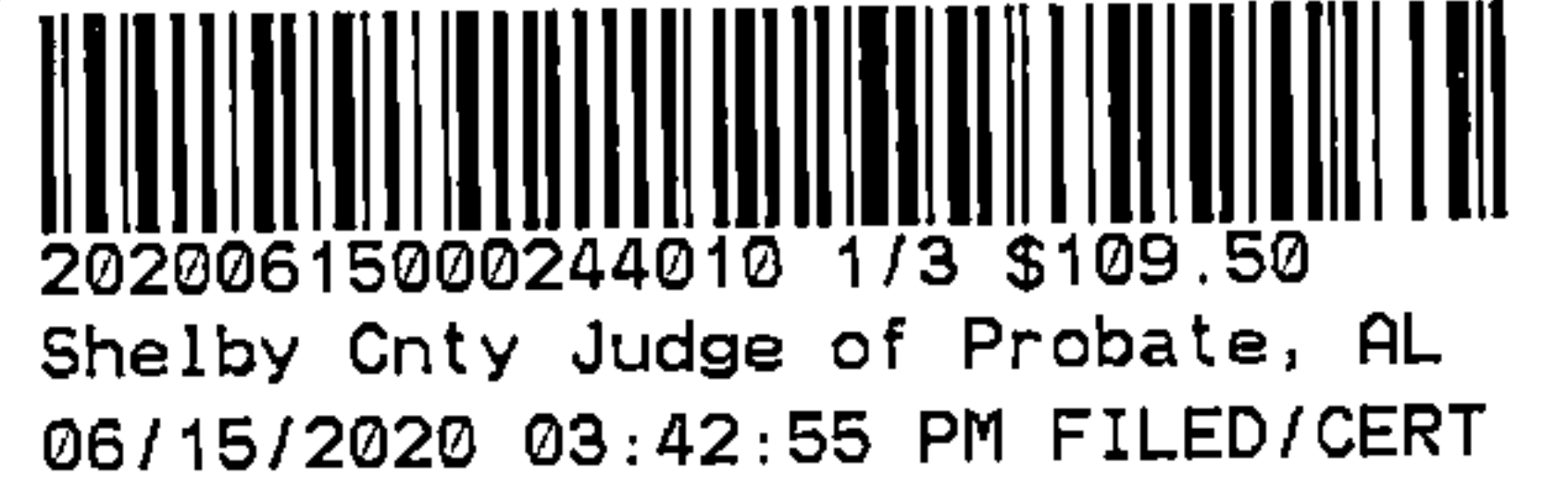


**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

This instrument was prepared by:  
**Mike T. Atchison**  
Attorney At Law, Inc.  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:  
**Josh Workman**  
*20 Julia Circle*  
*Thorsby, AL 35171*

**WARRANTY DEED**



**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **EIGHTY ONE THOUSAND FIVE HUNDRED DOLLARS AND ZERO CENTS (\$81,500.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Jon Todd Workman and Vanessa B. Workman, husband and wife (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Josh Workman (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

*See attached Exhibit "A" – Legal Description*

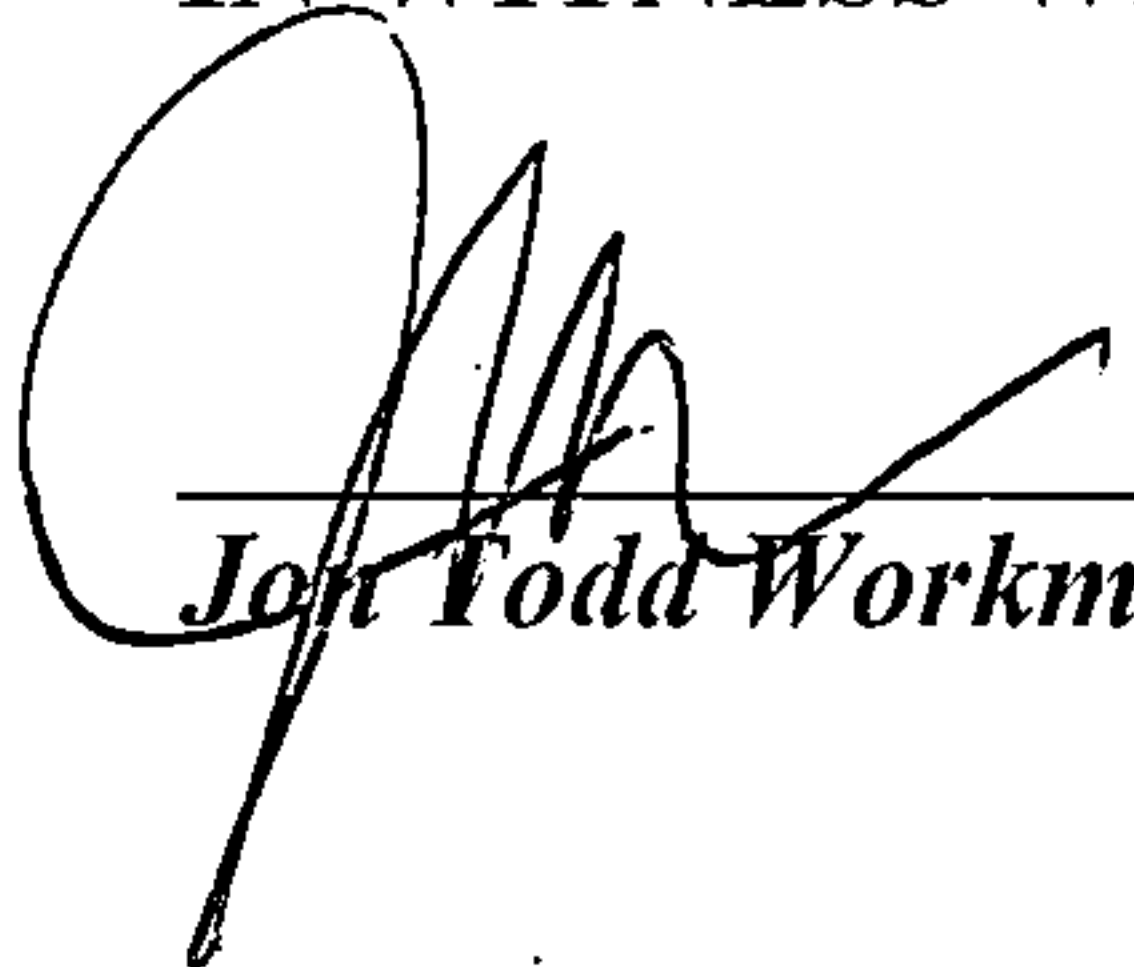
**SUBJECT TO:**

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 17<sup>th</sup> day of June, 2020.

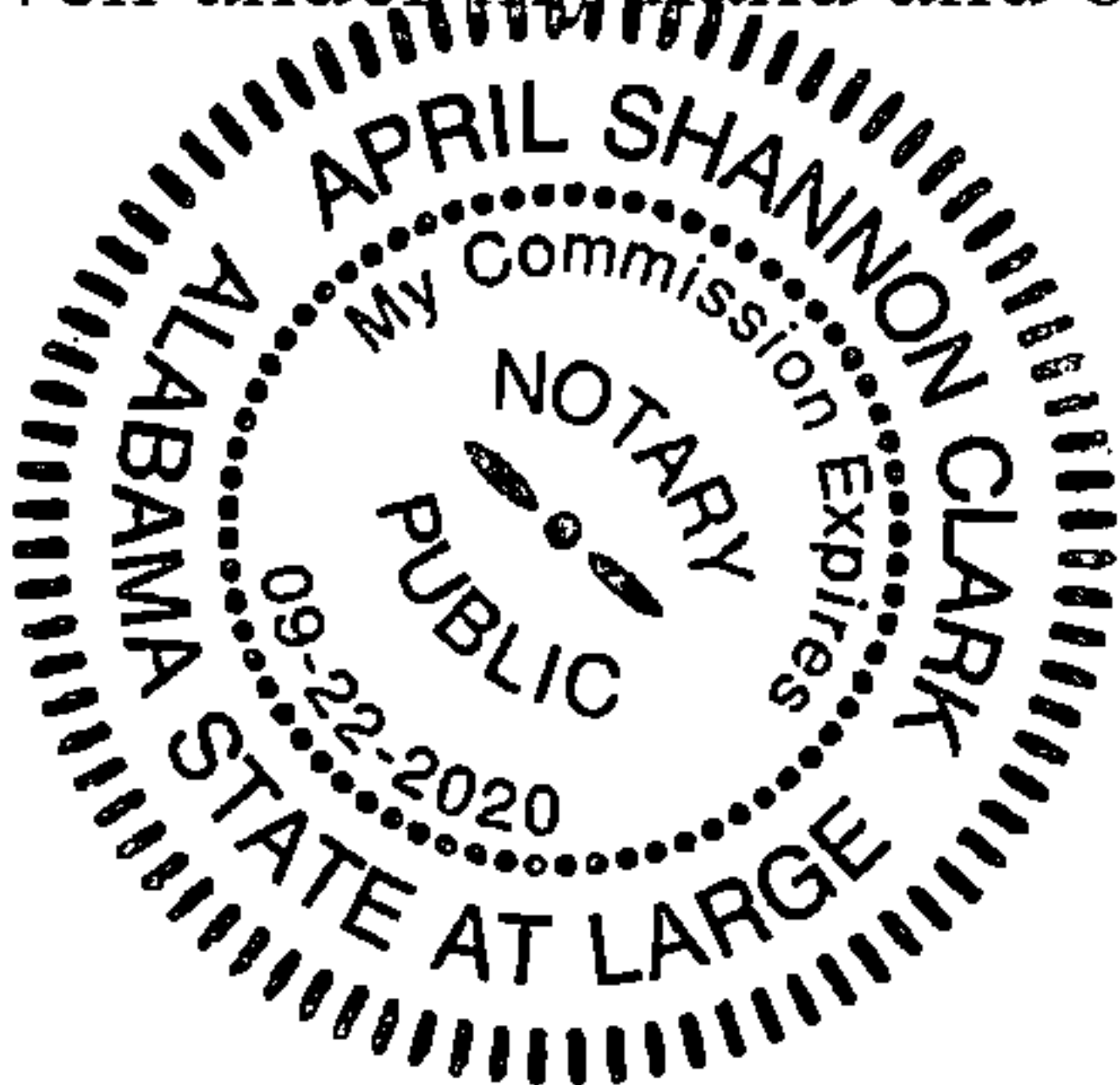
  
\_\_\_\_\_  
**Jon Todd Workman**

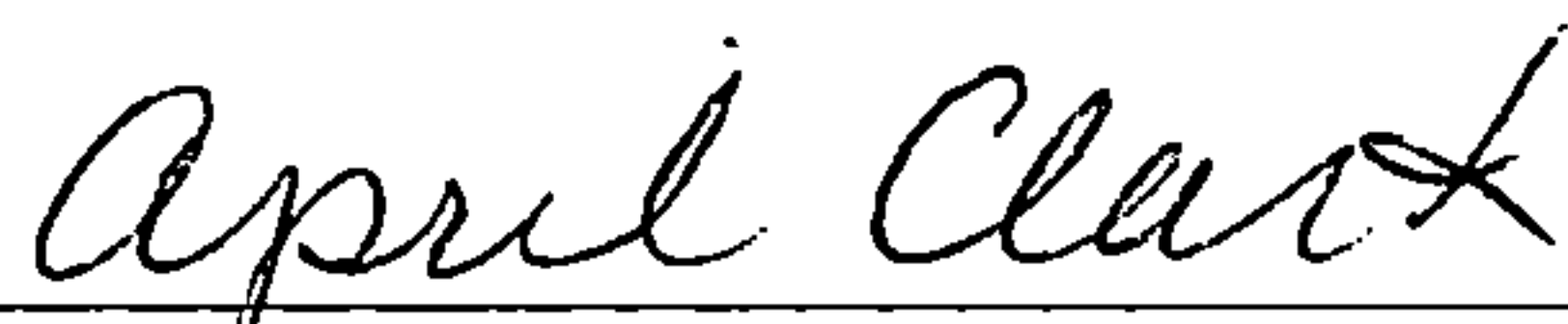
  
\_\_\_\_\_  
**Vanessa B. Workman**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jon Todd Workman and Vanessa B. Workman**, 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 17<sup>th</sup> day of June, 2020.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 9/22/2020

**EXHIBIT "A" – LEGAL DESCRIPTION**

Commence at the SW Corner of the SE ¼ of the NE ¼ of Section 1, Township 22 South, Range 3 West, Shelby County, Alabama; thence N89°32'10"E for a ditnace of 58.87' to the Easterly R.O.W. line of Shelby County Highway 107 and the POINT OF BEGINNING; thence S89°32'21"E and leaving said R.O.W. line for a distance of 1256.77'; thence N01°30'33"W for a distance of 424.08'; thence S89°32'21"W for a distance of 1271.57' to the Easterly R.O.W. line of above said Highway 107; thence S03°30'25"E and along said R.O.W. line for a distance of 424.61' to the POINT OF BEGINNING.

To be known as:

Lot 1 of the Josh Workman Family Subdivision, as recorded in Map Book \_\_\_\_\_,  
Page \_\_\_\_\_, Shelby County, Alabama.



20200615000244010 2/3 \$109.50  
Shelby Cnty Judge of Probate, AL  
06/15/2020 03:42:55 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 Jon Todd Workman
Mailing Address 222 Hwy 107
Montevallo, Al

Grantee's Name Josh Workman
Mailing Address

Property Address Vacant land

Date of Sale June 12, 2020
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 81,500.00

Shelby County, AL 06/15/2020
State of Alabama
Deed Tax: \$81.50

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
x Other 1/4 tax value

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
Unattested
Print Mike T Atchison
Sign Mike T Atchison
(Grantor/Grantee/Owner/Agent) circle one

