

This instrument was prepared by:  
Ellis, Head, Owens, Justice & Arnold  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
Michael Palmer  
P O Box 1592  
Columbiana, AL 35051

## WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

20200728000314580 1/3 \$213.00  
Shelby Cnty Judge of Probate, AL  
07/28/2020 10:50:08 AM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **One Hundred Eighty Five Thousand and No/00 Dollars (\$185,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **John Lipscomb and wife, Shawn Lipscomb (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Michael Palmer. (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to taxes for 2020 and subsequent years, 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 successors 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, successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 27<sup>th</sup> day of July, 2020.

John Lipscomb

Shawn Lipscomb

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John Lipscomb and Shawn Lipscomb, who 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 27<sup>th</sup> day of July, 2020.

Weller R. Justice  
Notary Public

My Commission Expires: 9-12-22

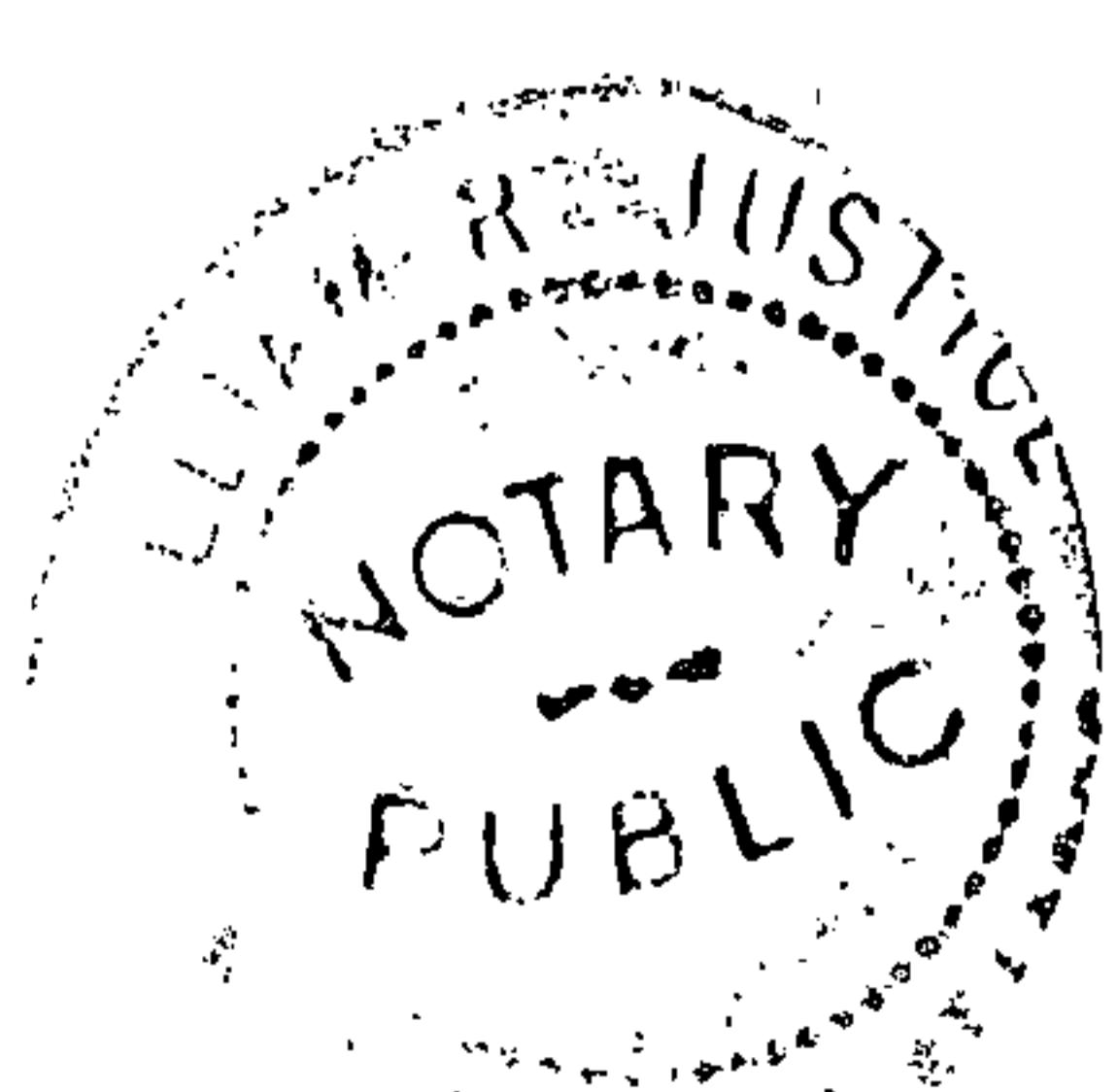


EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL B:

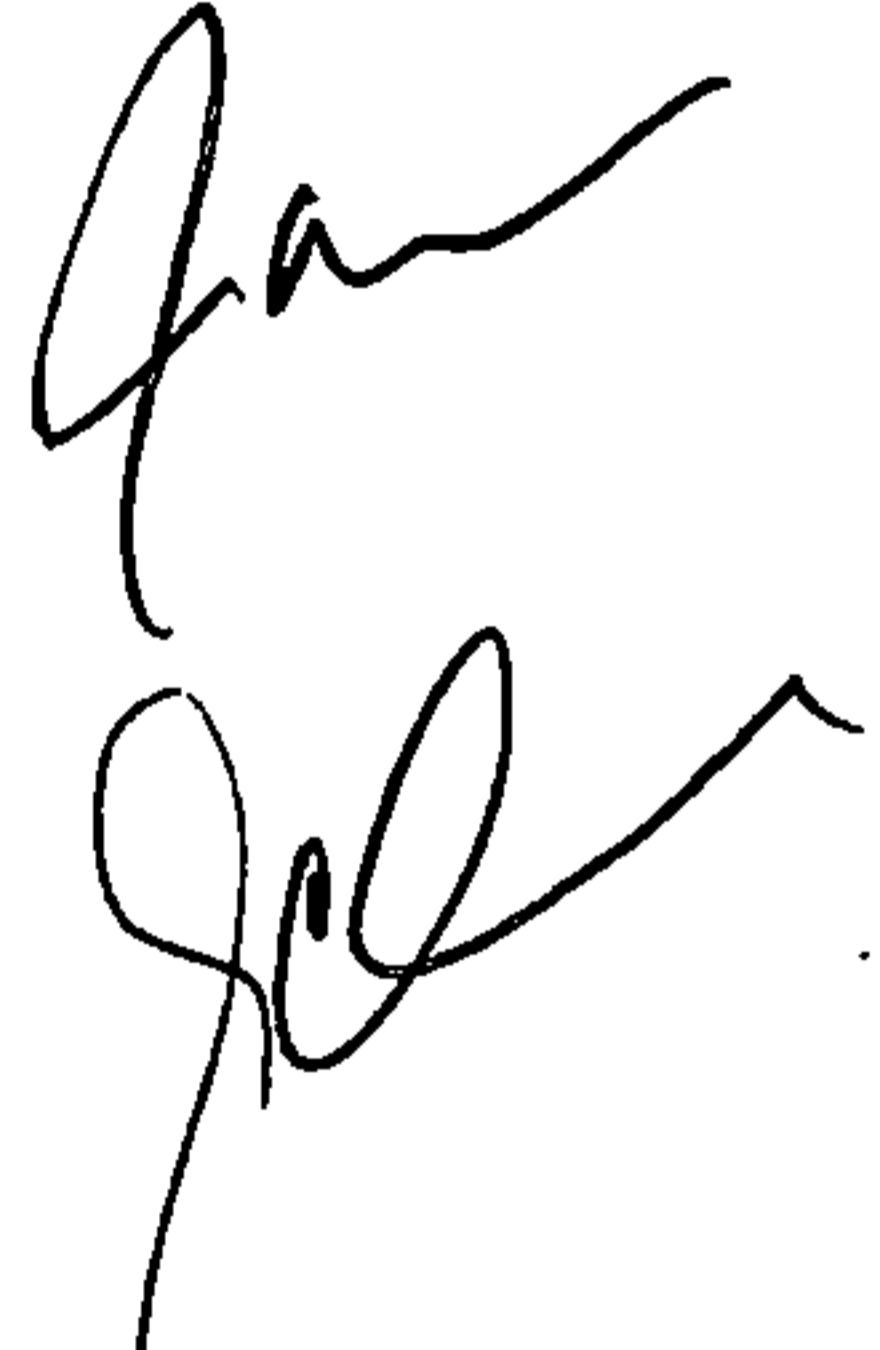
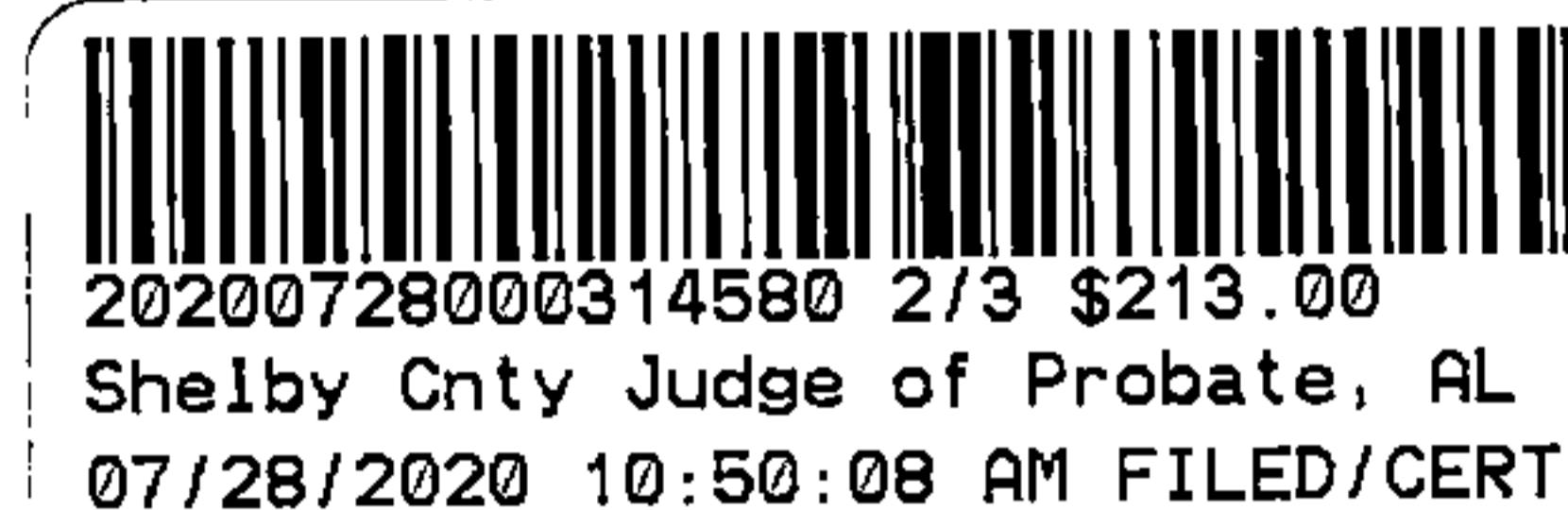
A parcel of land in the Northeast quarter of the Northwest quarter of Section 26, Township 21 South, Range 1 West, said parcel of land being more particularly described as follows: Commencing at the Northwest corner of the Northeast quarter of the Northwest quarter of said Section 26; thence South 01 degree 15 minutes 00 seconds East, along the west line of said sixteenth section, a distance of 1238.19 feet to a point; thence North 79 degrees 33 minutes 00 seconds East, a distance of 346.21 feet to a point; thence South 10 degrees 27 minutes 00 seconds East, a distance of 200.00 feet to a point; thence South 10 degrees 00 minutes 36 seconds East, a distance of 350.37 feet to a point; thence North 79 degrees 44 minutes 31 seconds East, a distance of 105.80 feet to the point of beginning; thence South 00 degrees 45 minutes 08 seconds East, a distance of 169.29 feet to the center of a creek; thence North 86 degrees 25 minutes 0.1 seconds East, along the center of the creek, a distance of 59.50 feet to a point; thence North 88 degrees 10 minutes 50 seconds East along the center of the creek, a distance of 101.33 feet to a point on the right of way of State Highway No. 25; thence North 23 degrees 48 minutes 12 seconds East, along said right of way at 25.00 feet, set a reference iron with cap stamped "S. Wheeler, RPLS 16165", a total distance of 175.28 feet to a 1/2" rebar set with a cap stamped "S. Wheeler RPLS 16165"; thence North 66 degrees 11 minutes 48 seconds West, a distance of 77.79 feet to a 3/4" pipe found; thence South 79 degrees 44 minutes 31 seconds West, a distance of 165.14 feet to the point of beginning.

SUBJECT TO: An Easement reserved over and across a parcel of land described as follows:

A parcel of land in the Northeast quarter of the Northwest quarter of Section 26, Township 21 South, Range 1 West, said parcel of land being more particularly described as follows:

Commencing at the Northwest corner of the Northeast quarter of the Northwest quarter of said Section 26; thence South 01 degree 15 minutes 00 seconds East, along the west line of said sixteenth section, a distance of 1238.19 feet to a point; thence North 79 degrees 33 minutes 00 seconds East, a distance of 346.21 feet to a point; thence South 10 degrees 27 minutes 00 seconds East, a distance of 200.00 feet to a point; thence South 10 degrees 00 minutes 36 seconds East, a distance of 350.37 feet to a point; thence North 79 degrees 44 minutes 03 seconds East, a distance of 105.80 feet to a point; thence South 00 degrees 45 minutes 08 seconds East, a distance of 35.92 feet to the point of beginning; thence South 00 degrees 45 minutes 08 seconds East, a distance of 30.06 feet to a point; thence South 88 degrees 32 minutes 26 seconds East, a distance of 166.30 feet to a point; thence South 66 degrees 11 minutes 48 seconds East, a distance of 33.15 feet to a point on the right of way of State Highway No. 25; thence North 23 degrees 48 minutes 12 seconds East, along said right of way, a distance of 30.00 feet to a point; thence North 66 degrees 11 minutes 48 seconds West, a distance of 39.07 feet to a point; thence North 88 degrees 32 minutes 26 seconds West, a distance of 173.38 feet to the point of beginning.

According to the survey of Sid Wheeler.



Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1*

Grantor's Name : John & Shawn Lipscomb  
Mailing Address P O Box 1958  
Columbiana, AL 35051

Property Address: 21011 Hwy 25  
Columbiana, AL 35051

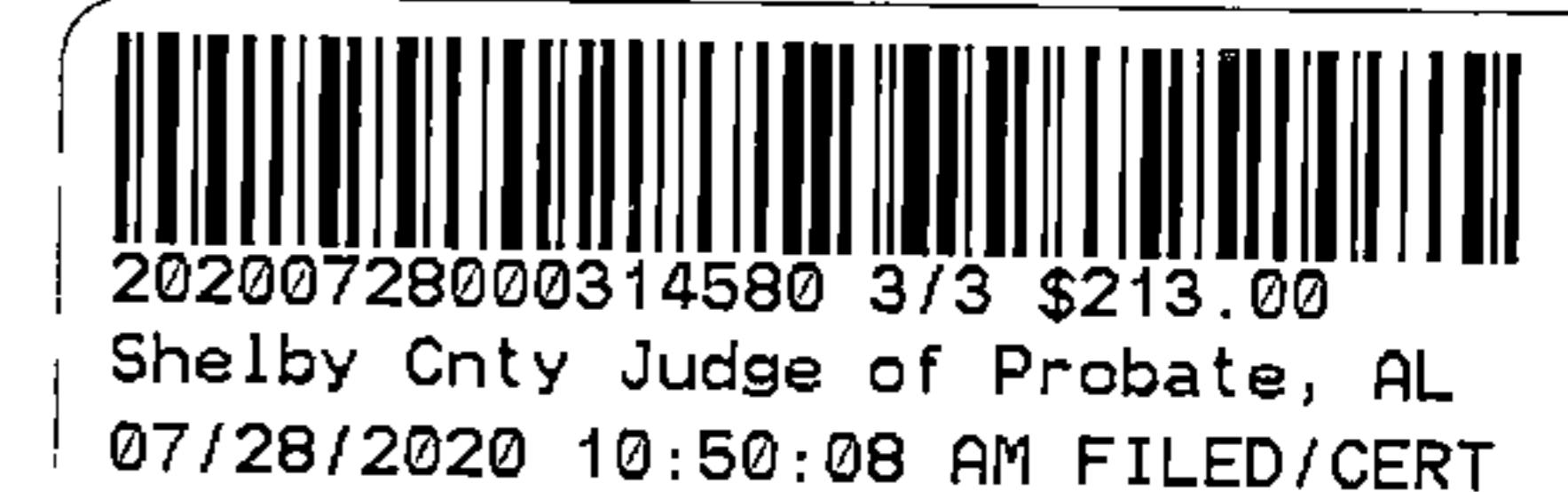
Grantee's Name: Michael Palmer  
Mailing Address: P O Box 1592  
Columbiana, AL 35051

Date of Sale 7-27-2020  
Total Purchase Price \$ 185,000.00  
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.

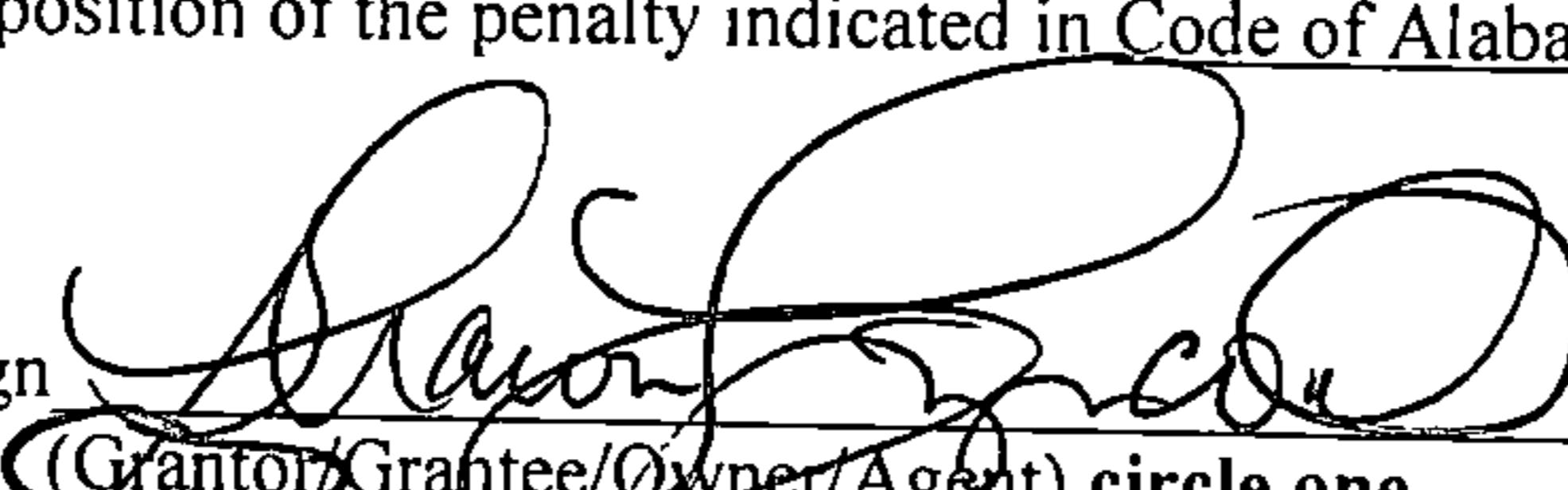
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 7-27-2020

Sign   
(Grantor/Grantee/Owner/Agent) circle one

Print SHAWN LIPSCOMB

Unattested

(Verified by)

Form RT-1

Shelby County, AL 07/28/2020  
State of Alabama  
Deed Tax:\$185.00