

**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:*  
Philip L. Newman

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

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration FIFTY ONE THOUSAND FIVE HUNDRED DOLLARS AND NO CENTS (\$51,500.00), 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, we, *Philip L. Newman* (herein referred to as *Grantor*) grant, bargain, sell and convey unto *Philip L. Newman, a married man and Theresa Marie Newman* (herein referred to as *Grantees*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

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.

No part of the homestead of the Grantors herein or their spouses.

**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 24<sup>th</sup> day of July, 2020.

*Philip L. Newman*  
Philip L. Newman

STATE OF FL  
COUNTY OF Hillsborough

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Philip L. Newman*, whose names are signed to the foregoing conveyance, 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.

Given under my hand and official seal this 24<sup>th</sup> day of July, 2020.



**James S. Krempasky**  
COMMISSION # GG277313  
EXPIRES: Feb. 8, 2023  
Bonded Thru Aaron Notary

*James S. Krempasky*  
Notary Public  
My Commission Expires: Feb. 8, 2023

EXHIBIT A

PARCEL #2 DESCRIPTION

A parcel of land situated in the South  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  Section 35, Township 19 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

Begin at the NW corner of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 35, Township 19 South, Range 2 East, Shelby County, Alabama; thence along the North line of the said  $\frac{1}{4}$  -  $\frac{1}{4}$  section, N  $89^{\circ}11'22''$  E a distance of 1,312.36' to the NE corner of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of solid Section 35; thence along the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section, S  $00^{\circ}45'10''$  E a distance of 763.96'; thence leaving said East line, S  $89^{\circ}11'22''$  W a distance of 1,572.75'; thence N  $50^{\circ}14'56''$  E a distance of 336.56' to a point on the West along of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section, thence along said East line, N  $00^{\circ}52'10''$  W a distance of 416.64'; thence continue along said East line, N  $00^{\circ}59'12''$  W a distance of 135.79' to the Point of Beginning.

LESS & EXCEPT

A parcel of land situated in the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 35, Township 19 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NW corner of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 35, Township 19 South, Range 2 East, Shelby County, Alabama; thence along the North line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section, N  $89^{\circ}11'22''$  E a distance of 420.63'; thence leaving said North line, S  $00^{\circ}48'38''$  E a distance of 293.06' to the Point of Beginning; thence S  $82^{\circ}32'26''$  E a distance of 150.00'; thence S  $07^{\circ}27'34''$  W a distance of 150.00'; thence N  $82^{\circ}32'26''$  E a distance of 150.00' to the Point of Beginning.

30' EASEMENT DESCRIPTION

A 30' ingress/egress easement in the South  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of Section 35, Township 19 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SE corner of the SE  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of Section 35, Township 19 South, Range 2 East, Shelby County, Alabama; thence along the South line of the said Section 35, S  $89^{\circ}41'58''$  W a distance of 1,232.90'; thence continue along said South line, N  $89^{\circ}54'58''$  W a distance of 77.55' to the SW corner of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of said Section 35; thence continue along said South line, N  $89^{\circ}54'58''$  W a distance of 414.61' to the Point of Beginning of a 30' ingress/egress easement lying 15' to either side of the following described centerline; thence doing the easement centerline, N  $41^{\circ}25'12''$  E a distance of 47.95'; thence along this easement centerline, N  $48^{\circ}41'11''$  E a distance of 102.54'; thence along the easement centerline, N  $44^{\circ}05'07''$  E a distance of 195.12'; thence along the easement centerline, N  $53^{\circ}54'59''$  E a distance of 168.68'; thence along the easement centerline, N  $47^{\circ}02'41''$  E a distance 127.37'; thence along the easement centerline, N  $42^{\circ}25'30''$  E a distance of 276.10'; along the easement centerline, N  $33^{\circ}32'02''$  E a distance of 159.53'; thence along the easement centerline, N  $40^{\circ}53'58''$  E a distance of 72.41'; thence along the easement centerline, N  $57^{\circ}39'56''$  E a distance of 85.03' to the Point of Beginning of the described centerline.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/31/2020 09:19:50 AM  
\$79.50 JESSICA  
20200731000322930

*Allen S. Beyl*

20200731000322930 07/31/2020 09:19:50 AM DEEDS 3/3

### Real Estate Sales Validation Form

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

Grantor's Name Philip L. Newman  
Mailing Address 303 Suzette Dr  
Brandon FL 33511

Grantee's Name Philip L. Newman  
Mailing Address 303 Suzette Dr  
Brandon FL 33511

Property Address Vacant  
Larkin Ln  
Harpersville AL

Date of Sale 7-24-2020  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 51,500.00

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 1/2 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 \_\_\_\_\_

Print Mike T. Atchison

☐ Unattested

Sign Mike T. Atchison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1