

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-20-26457

Send Tax Notice To: Randy Dale Jordan
Kim Cairnes Jordan

6295 Hwy 51
Wilsonville, AL 35186

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Fifty Five Thousand Dollars and No Cents (\$155,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **George Ewoldsen**, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Randy Dale Jordan and Kim Cairnes Jordan**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2020 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the Grantor herein or his spouse if any.

\$25,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 3rd day of August, 2020.

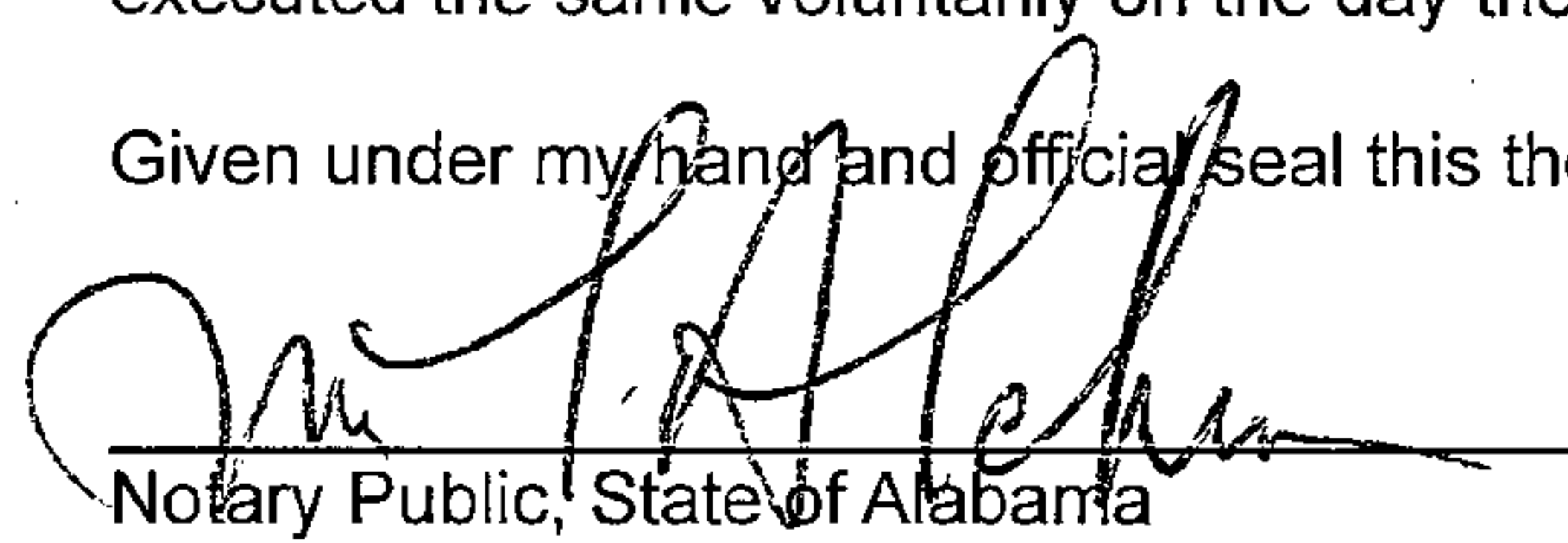

George Ewoldsen

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that George Ewoldsen, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of August, 2020.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020

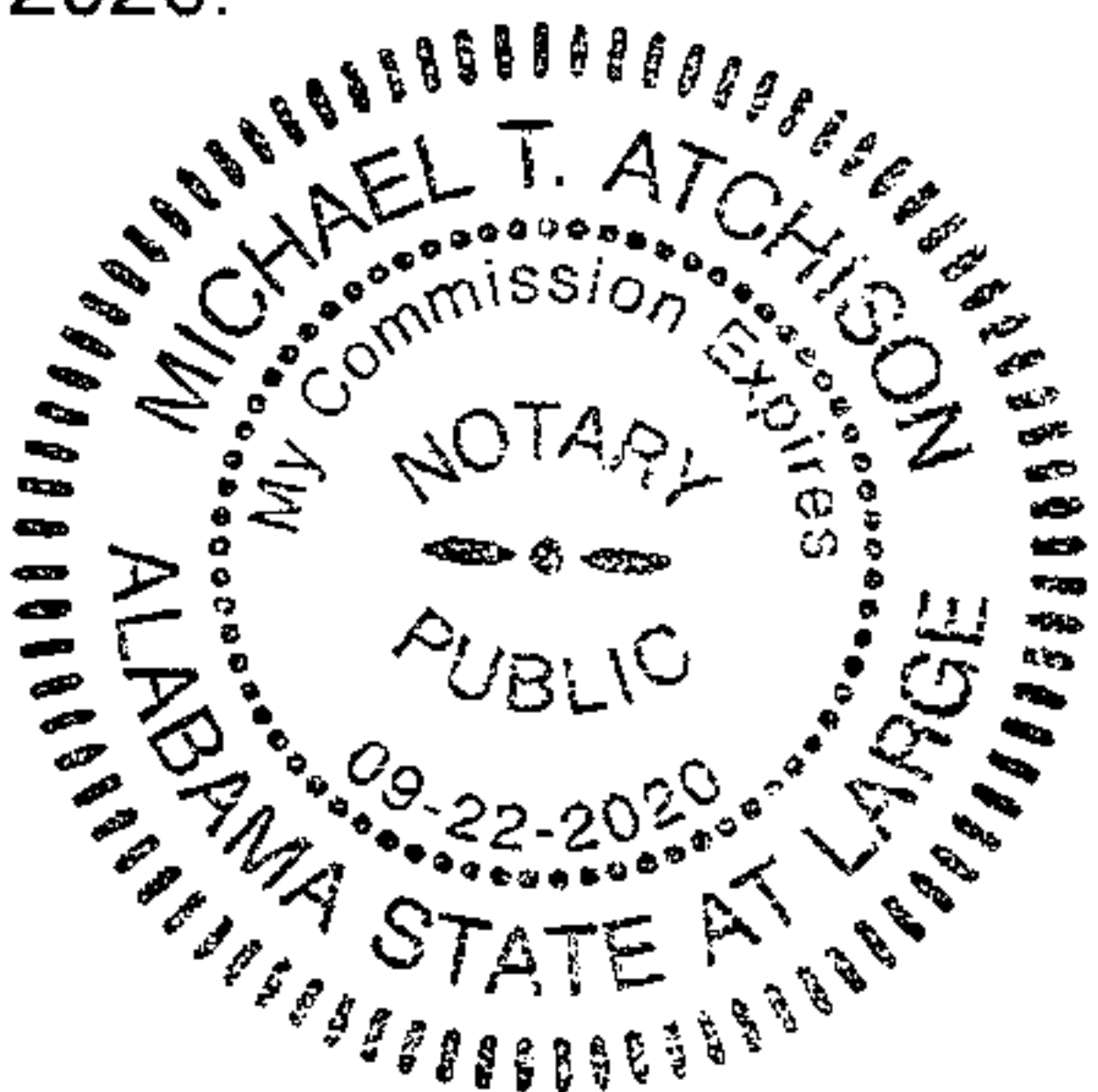


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the South 1/2 of Section 9, Township 19 South, Range 2 East, City of Vincent, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SE corner of above said Section, Township and Range; thence North 90 degrees 00 minutes 00 seconds West, a distance of 809.11 feet; North 00 degrees 00 minutes 00 seconds East, a distance of 518.30 feet to the POINT OF BEGINNING; thence North 00 degrees 33 minutes 54 seconds West, a distance of 712.19 feet; thence North 86 degrees 21 minutes 20 seconds West, a distance of 1,822.80 feet; thence South 00 degrees 35 minutes 31 seconds East, a distance of 53.84 feet; thence North 40 degrees 14 minutes 35 seconds West, a distance of 67.81 feet; thence North 26 degrees 38 minutes 35 seconds West, a distance of 36.50 feet; thence North 25 degrees 53 minutes 16 seconds West a distance of 188.84 feet; thence North 54 degrees 59 minutes 10 seconds West, a distance of 72.18 feet; thence North 68 degrees 13 minutes 57 seconds West, a distance of 401.89 feet; thence North 39 degrees 22 minutes 04 seconds West, a distance of 789.24 feet; thence North 47 degrees 40 minutes 32 seconds West, a distance of 38.28 feet to a point on the Easterly R.O.W. line of Shelby County highway 81, 80' R.O.W; thence South 07 degrees 31 minutes 33 seconds West and along said R.O.W line, a distance of 19.07 feet to a point of curve to the right having a radius of 2,040.00 feet, a central angle of 05 degrees 07 minutes 59 seconds subtended by a chord which bears South 10 degrees 05 minutes 32 seconds West and a chord distance of 182.70 feet; thence along the arc of said curve and said R.O.W. line, a distance of 182.76 feet; thence South 12 degrees 39 minutes 32 seconds West and along said R.O.W line, a distance of 255.70 feet to a point on the approximate centerline of Blue Springs Creek, (the following calls will be along the centerline of said creek until otherwise stated); thence South 57 degrees 50 minutes 45 seconds East, leaving said R.O.W line and along above mentioned center of Creek, a distance of 15.53 feet; thence South 07 degrees 08 minutes 33 seconds East, a distance of 74.94 feet; thence South 53 degrees 42 minutes 27 seconds East, a distance of 137.25 feet; thence South 59 degrees 46 minutes 36 seconds East, a distance of 242.95; thence South 77 degrees 27 minutes 27 seconds East, a distance of 186.36 feet; thence South 65 degrees 20 minutes 58 seconds East, a distance of 49.60 feet; thence South 52 degrees 48 minutes 32 seconds East, a distance of 68.39 feet; thence North 87 degrees 55 minutes 02 seconds East, a distance of 69.67 feet; thence South 54 degrees 24 minutes 44 seconds East, a distance of 21.02 feet; thence South 10 degrees 15 minutes 51 seconds East, a distance of 30.77 feet; thence South 01 degree 23 minutes 25 seconds East, a distance of 59.33 feet; thence South 67 degrees 39 minutes 02 seconds East, a distance of 39.80 feet; thence South 88 degrees 37 minutes 08 seconds East, a distance of 39.38 feet; thence South 69 degrees 22 minutes 20 seconds East, a distance of 39.83 feet; thence South 11 degrees 44 minutes 52 seconds East, a distance of 34.12 feet; thence South 79 degrees 16 minutes 26 seconds East, a distance of 84.42 feet; thence South 16 degrees 20 minutes 05 seconds East, a distance of 173.87 feet; thence South 23 degrees 27 minutes 19 seconds West, a distance of 113.19 feet; thence South 80 degrees 45 minutes 04 seconds East, a distance of 219.24 feet; thence South 38 degrees 19 minutes 18 seconds East, a distance of 105.97 feet; thence South 22 degrees 43 minutes 00 seconds East, a distance of 141.15 feet; thence South 60 degrees 58 minutes 22 seconds East, a distance of 98.73 feet; thence South 48 degrees 30 minutes 25 seconds East, a distance of 210.02 feet; thence North 87 degrees 29 minutes 42 seconds East and leaving said centerline of said creek, a distance of 889.22 feet; thence South 02 degrees 30 minutes 18 seconds East, a distance of 73.50 feet to a point in the center of above said Blue Springs Creek, (the remainder of this legal description will be along the centerline of said creek); thence South 65 degrees 55 minutes 51 seconds East, a distance of 6.24 feet; thence South 78 degrees 55 minutes 39 seconds East, a distance of 54.66 feet; thence South 84 degrees 23 minutes 38 seconds East, a distance of 64.88 feet; thence South 74 degrees 29 minutes 08 seconds East, a distance of 24.79 feet; thence South 88 degrees 37 minutes 28 seconds East, a distance of 56.58 feet; thence South 84 degrees 28 minutes 10 seconds East, a distance of 172.09 feet; thence South 35 degrees 00 minutes 57 seconds East, a distance of 37.43 feet; thence South 76 degrees 40 minutes 10 seconds East, a distance of 76.49 feet; thence South 87 degrees 37 minutes 21 seconds East, a distance of 151.43 feet to the POINT OF BEGINNING.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/12/2020 03:15:52 PM
\$158.00 CHERRY
20200812000346560

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name	George Ewoldsen	Grantee's Name	Randy Dale Jordan
Mailing Address	<u>3603 Hwy 39</u>	Mailing Address	<u>Kim Cairnes Jordan</u>
	<u>Chelsea AL 35047</u>		<u>60295 Hwy 51</u>
			<u>Wilsonville, AL 35186</u>
Property Address	498 Highway 81	Date of Sale	August 03, 2020
	Vincent, AL 35178	Total Purchase Price	\$155,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 of 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 August 11, 2020

Unattested

(verified by)

Print George Ewoldsen

Sign

(Grantor/Grantee/Owner/Agent) circle one