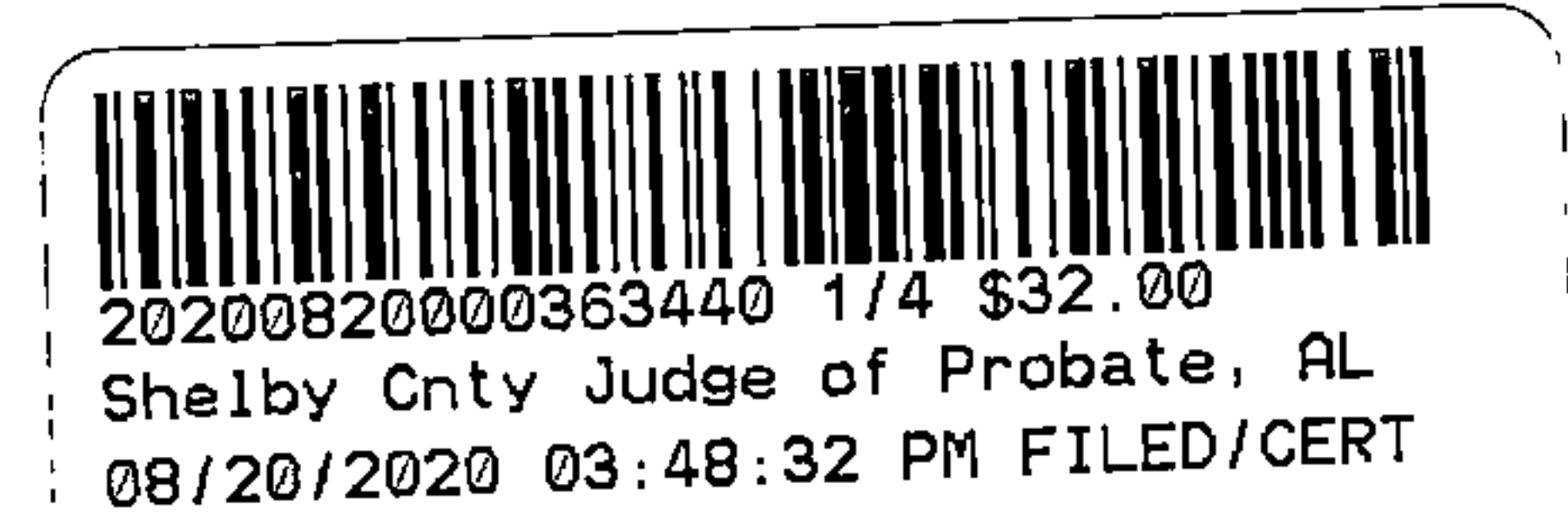


This instrument was prepared without  
benefit of title evidence or survey by:

Grantee's address:  
7686 Highway 280,  
Harpersville, Alabama 35078

Joshua D. Arnold  
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 Joshua L. Hamner, a married man (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Jeffrey L. Hamner (herein referred to as GRANTEE, whether one or more) all of my interest in the following described real estate situated in Shelby County, Alabama to-wit:

**SEE ATTACHED EXHIBIT A**

The above described property is not the homestead of GRANTOR.

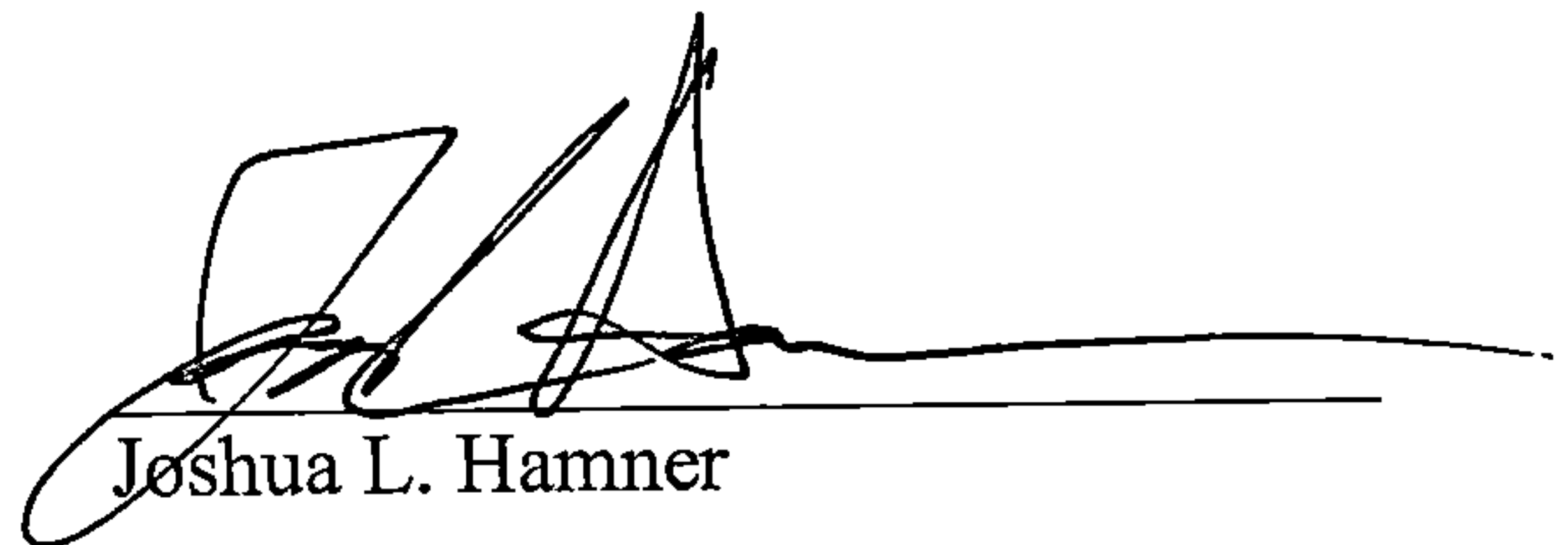
TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S 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

Shelby County, AL 08/20/2020  
State of Alabama  
Deed Tax: \$1.00

shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this the 16<sup>th</sup> day of June, 2020.

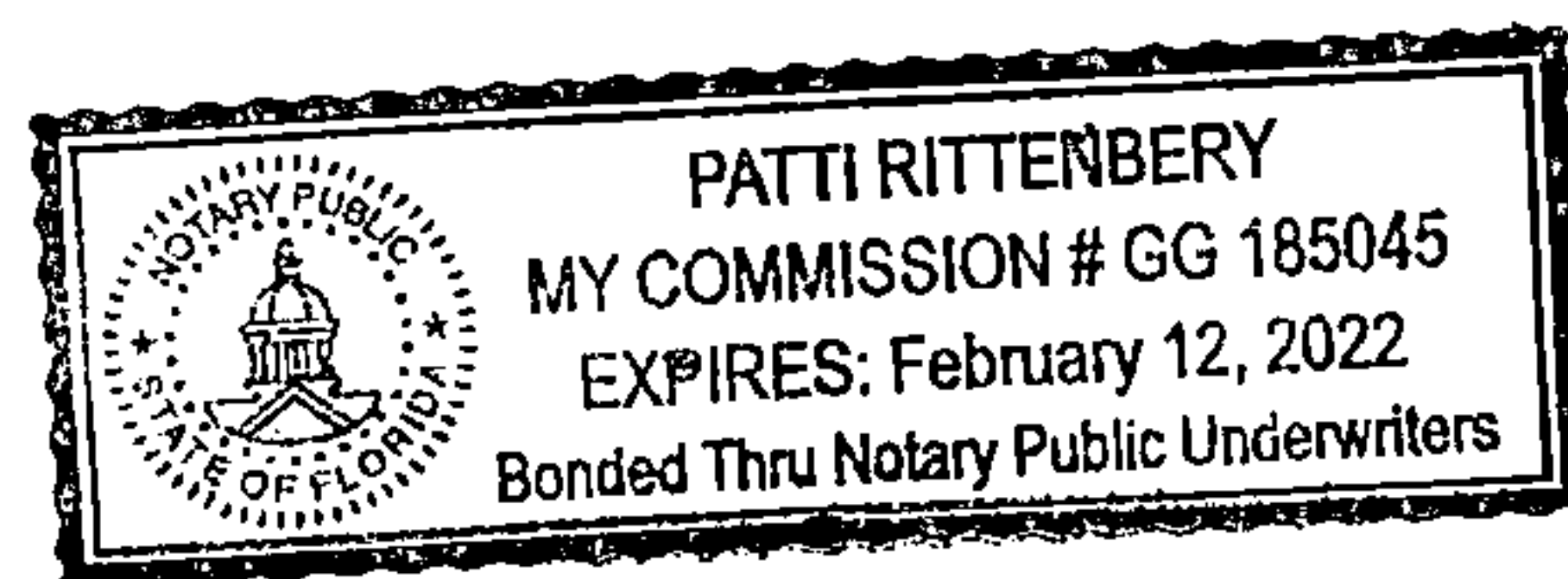
  
Joshua L. Hamner

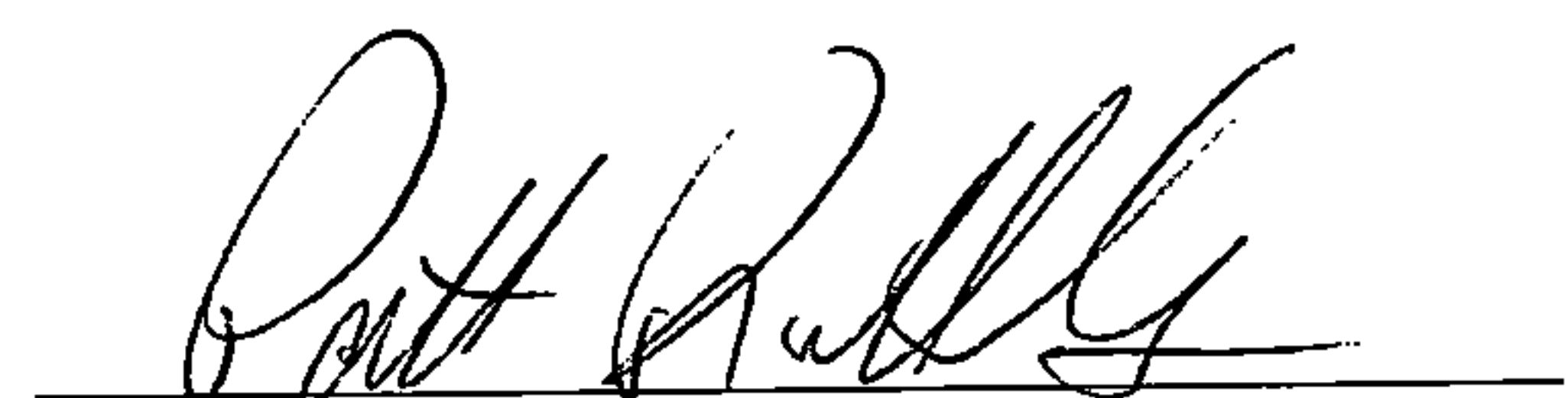
STATE OF ALABAMA     )  
SHELBY COUNTY         )

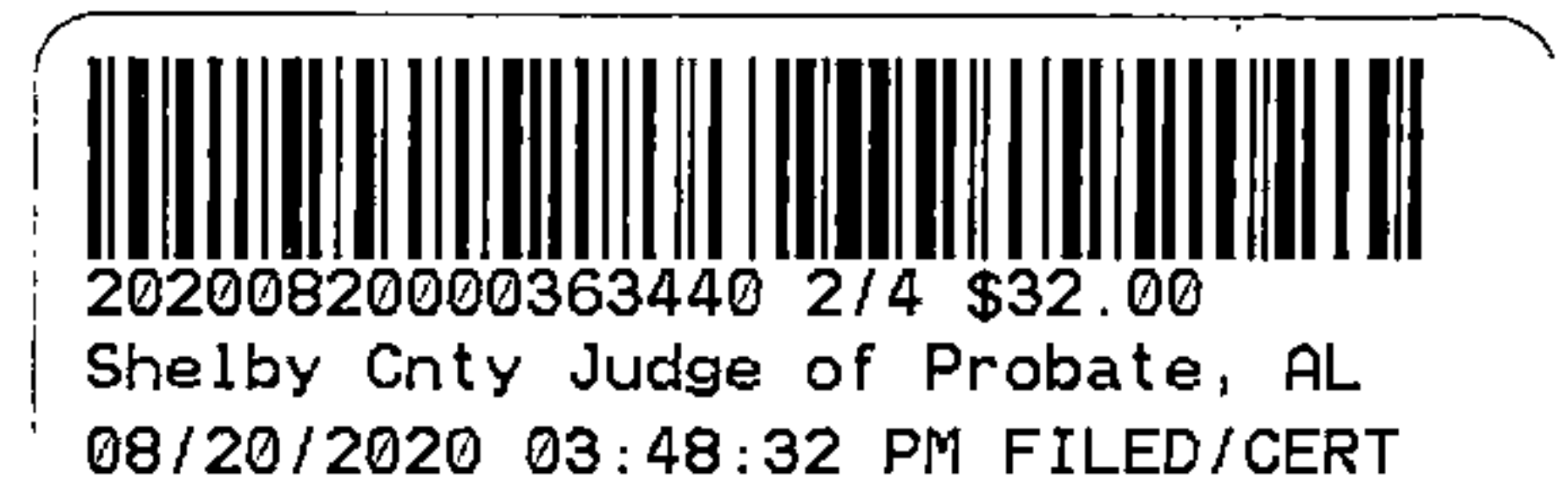
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joshua L. Hamner, 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.

2020. Given under my hand and official seal this the 16 day of June,



  
Notary Public





## EXHIBIT A LEGAL DESCRIPTION

All that part of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 31, Township 20 South, Range 2 East, Shelby County, Alabama, lying Southwest of railroad right of way located on the property of Southern Electric Generating Company, as described in Real Book 289, Pages 398-400, in the Probate Office of Shelby County, Alabama, and also lying NW of Alabama State Highway #25.

LESS AND EXCEPT that portion owned by Southern Electric Generating Company as shown in deed recorded in Book 278, Pages 105-107, in Probate Office of Shelby County, Alabama.

LESS AND EXCEPT that portion owned by Nathan S. Stamps, as shown in deed recorded in Instrument #1996-03482, in Probate Office of Shelby County, Alabama.

Together with the right to use that certain 50-foot access easement, located in a portion of the South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 31, Fractional Township 20 South, Range 2 East, and in a portion of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 36, Township 20 South, Range 1 East, being more particularly described as follows:

Commence at the Southwest corner of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 31, Fractional Township 20 South, Range 02 East, marked by a found 1  $\frac{1}{4}$  inch solid iron; thence North  $89^{\circ}35'47''$  West a distance of 301.46 feet along the South line of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 36, Township 20 South, Range 01 East to a point on the easterly right-of-way line of Shelby County Road #61-N. Main Street (having an 80 foot right-of-way), marked by a found 1  $\frac{1}{4}$  inch solid iron; thence North  $02^{\circ}24'27''$  West a distance of 52.03 feet along the easterly right-of-way line of said road to a point in the centerline of an existing gravel road; said point also being the Point of Beginning of a survey line used to describe the said strip of land, for access easement, hereinafter described; therefrom, the access easement is 50 feet in width and lies 20 feet southerly (right) and 30 feet northerly (left) of said survey line, and the continuations thereof, which begins at such point of beginning; thence continue along the centerline of said gravel road the following chord bearings and chord distances:

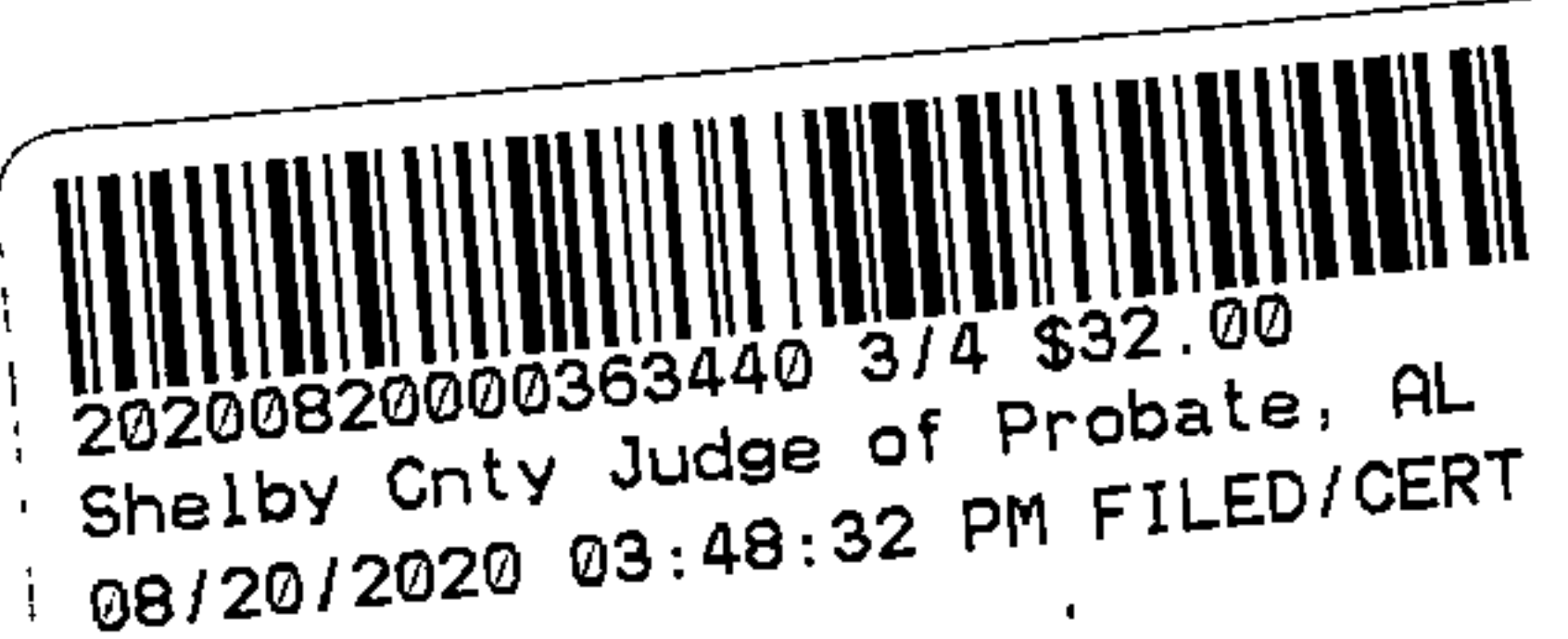
North  $76^{\circ}32'22''$  East a distance of 53.30 feet to a point;  
North  $68^{\circ}52'51''$  East a distance of 150.88 feet to a point;  
North  $76^{\circ}57'56''$  East a distance of 67.09 feet to a point;  
North  $89^{\circ}40'02''$  East a distance of 93.46 feet to a point;  
South  $88^{\circ}34'00''$  East a distance of 83.29 feet to a point;  
South  $79^{\circ}02'47''$  East a distance of 72.71 feet to a point;  
South  $70^{\circ}11'20''$  East a distance of 162.90 feet to a point;  
South  $81^{\circ}43'52''$  East a distance of 38.19 feet to a point;  
North  $83^{\circ}46'46''$  East a distance of 52.30 feet to a point;  
North  $89^{\circ}01'02''$  East a distance of 60.54 feet to a point;  
South  $79^{\circ}24'11''$  East a distance of 66.62 feet to a point;  
South  $78^{\circ}21'26''$  East a distance of 50.33 feet to a point;  
South  $83^{\circ}42'02''$  East a distance of 59.65 feet to a point;  
South  $79^{\circ}20'07''$  East a distance of 67.18 feet to a point;  
North  $87^{\circ}14'23''$  East a distance of 58.52 feet to a point;  
North  $86^{\circ}07'34''$  East a distance of 71.15 feet to a point;  
South  $85^{\circ}25'20''$  East a distance of 125.97 feet to a point;  
North  $79^{\circ}42'27''$  East a distance of 102.85 feet to a point;  
North  $87^{\circ}39'16''$  East a distance of 46.65 feet to a point;  
South  $81^{\circ}43'37''$  East a distance of 100.45 feet to a point;  
South  $84^{\circ}19'42''$  East a distance of 72.39 feet to a point;  
South  $85^{\circ}49'46''$  East a distance of 71.80 feet to a point;  
South  $89^{\circ}07'23''$  East a distance of 111.46 feet to a point;  
South  $84^{\circ}58'40''$  East a distance of 53.71 feet

to a point, said point being the ending of said strip of land, for access easement herein described.

Said strip of land, for access easement, containing 2.18 acres, more or less.

All bearings based on Alabama State Plane West Zone Grid North.

Situated, lying, and being in Shelby County, Alabama.





## Real Estate Sales Validation Form

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

Grantor's Name Joshua L. Hamner  
Mailing Address 7686 Highway 280  
Harpersville, AL 35078

Grantee's Name Jeffrey L. Hamner  
Mailing Address 7686 Highway 280  
Harpersville, AL 35078

Property Address Highway 25  
Wilsonville, AL 35186

Date of Sale 06-16-2020  
Total Purchase Price \$ 1,000.00  
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 ☐ Appraisal  
☐ Sales Contract ☐ Other  
☐ 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 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 08-20-2020

Print Joshua D. Arnold

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

