

**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:  
**Rachel P. Richey**  
125 Bolton Lane  
Columbiana, AL 35051

**WARRANTY DEED**

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

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **SIXTY THREE THOUSAND SIX HUNDRES THIRTY DOLLARS AND ZERO CENTS (\$63,630.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Richard C. Porter, a married man** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Rachel P. Richey** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

**See attached Exhibit A for legal description**

**SUBJECT TO:**

- 1. Ad valorem taxes due and payable October 1, 2020.
- 2. Easements, restrictions, rights of way, and permits of record.
- 3. Property constitutes no part of the homestead of the Grantor herein or his spouse.

**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 2<sup>nd</sup> day of October 2020.

  
**Richard C. Porter**

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

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Richard C. Porter**, 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 2<sup>nd</sup> day of October 2020.

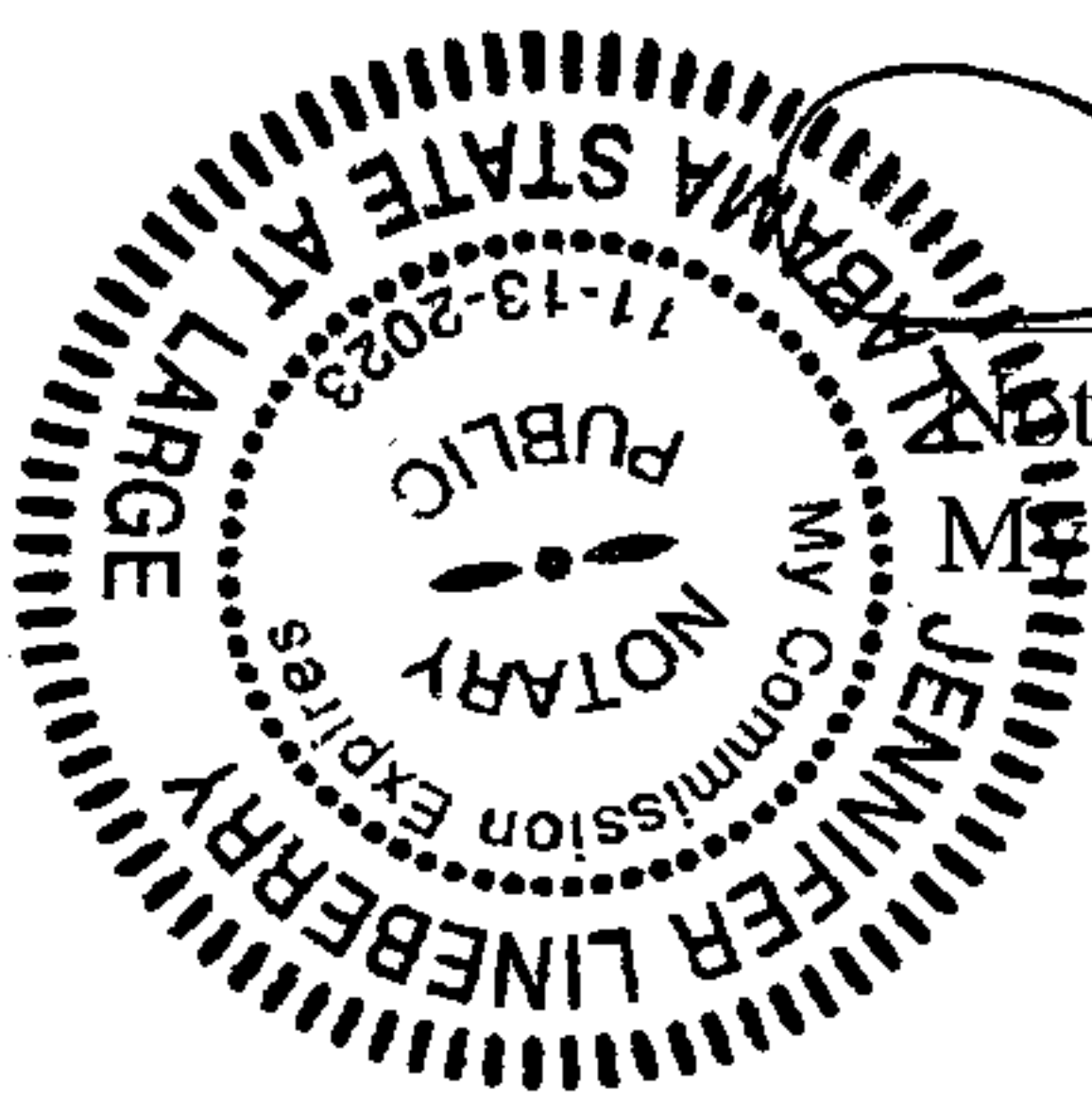
  
  
Notary Public  
My Commission Expires: 11-13-2023

EXHIBIT A  
LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 24 NORTH, RANGE 15 EAST, BEING A PART OF THE SAME LAND DESCRIBED IN DEEDS TO FAY C. PORTER, RECORDED IN REAL BOOK 29 AT PAGE 727 AND 728, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER CA 0502", AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18;

THENCE S 01°56'20" E, ALONG THE EAST LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 133.48 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF **Wilderness Trail**

THENCE ALONG A CURVE TO THE LEFT IN SAID RIGHT-OF-WAY, HAVING A CHORD BEARING OF S 53°57'22"W AND A RADIUS OF 668.48 FEET, AN ARC LENGTH OF 187.82 FEET TO A POINT;

THENCE S 45°54'25" E, ALONG SAID RIGHT-OF-WAY OF **Wilderness Trail** DISTANCE OF 135.89 FEET TO A POINT;

THENCE ALONG A CURVE TO THE LEFT IN SAID RIGHT-OF-WAY, HAVING A CHORD BEARING OF S 42°41'55"W AND A RADIUS OF 640.69 FEET, AN ARC LENGTH OF 71.75 FEET TO THE POINT OF BEGINNING;

THENCE N 68°06'58" W, A DISTANCE OF 481.75 FEET TO A 1/2" REBAR SET;

THENCE N 89°53'59" E, A DISTANCE OF 183.27 FEET TO A 1/2" REBAR SET;

THENCE N 72°48'11" W, A DISTANCE OF 106.56 FEET TO A POINT ON THE EAST BANK OF WAXAHATCHEE CREEK;

THENCE ALONG THE EAST BANK OF WAXAHATCHEE CREEK THE FOLLOWING COURSES AND DISTANCES:  
S 31°20'33" W, A DISTANCE OF 37.52 FEET TO A POINT,  
S 42°22'33" W, A DISTANCE OF 85.76 FEET TO A POINT,  
S 57°44'25" W, A DISTANCE OF 116.18 FEET TO A POINT,  
S 52°11'11" W, A DISTANCE OF 118.88 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28;

THENCE S 01°43'59" E, ALONG SAID WEST LINE, A DISTANCE OF 557.56 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF **Wilderness Trail** **\*Trail**

THENCE ALONG SAID NORTH RIGHT-OF-WAY OF **Wilderness\* DRIVE** THE FOLLOWING COURSES AND DISTANCES:  
A CURVE TO THE RIGHT, HAVING A CHORD BEARING OF S 82°44'24"E AND A RADIUS OF 166.21 FEET, AN ARC LENGTH OF 122.33 FEET TO A POINT,  
S 61°39'17" E, A DISTANCE OF 265.90 FEET TO A POINT,  
A CURVE TO THE LEFT, HAVING A CHORD BEARING OF S 86°33'03"E AND A RADIUS OF 238.59 FEET, AN ARC LENGTH OF 207.34 FEET TO A POINT,  
A CURVE TO THE LEFT, HAVING A CHORD BEARING OF N 41°47'35"E AND A RADIUS OF 364.15 FEET, AN ARC LENGTH OF 340.15 FEET TO A POINT,  
N 19°19'02" E, A DISTANCE OF 308.01 FEET TO A POINT,  
A CURVE TO THE RIGHT, HAVING A CHORD BEARING OF N 29°24'13"E AND A RADIUS OF 640.64 FEET, AN ARC LENGTH OF 225.58 FEET TO THE POINT OF BEGINNING. THE HEREIN DESCRIBED PARCEL CONTAINS 15.519 ACRES OF LAND.



Real Estate Sales Validation Form

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

Grantor's Name	<u>Richard C. Porter</u>	Grantee's Name	<u>Rachel P. Pichey</u>
Mailing Address	<u>115 Arlington Ave</u> <u>Columbiana, AL</u> <u>35051</u>	Mailing Address	<u>125 Bolton Lane</u> <u>Columbiana, AL 35051</u>
Property Address	<u>Vacant land</u> <u>Shelby, AL 35143</u>	Date of Sale	
		Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ <u>123,630.00</u>

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	<u>tax value</u>
<input 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 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	<u>Richard C. Porter</u>
Unattested		Sign	<u>Richard C. Porter</u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/02/2020 10:53:07 AM  
\$92.00 JESSICA  
20201002000446520

Alvin S. Bayl