



20201005000450140 1/3 \$30.00
Shelby Cnty Judge of Probate, AL
10/05/2020 01:11:35 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

Robert B. Huie
3484 Birchwood Lane
Birmingham, Alabama 35243

Byron and Candy Shaw
1667 Highway 50
Vandiver, AL 35176

WARRANTY DEED

(Joint Tenants with Right of Survivorship)

State of Alabama
County of Shelby

Know All Men By These Presents:

That in consideration of Two Thousand dollars and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we, **Janice Camper and Barry Camper** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Byron Shaw and Candy Shaw

(herein referred to as grantees), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to wit:

Commencing at an existing 5/8" rebar being the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 1, Township 18 South, Range 1 East, Shelby County, Alabama; thence run in a Westerly direction along the South line of said Section 1, a distance of 134.44 feet to a 1/2" rebar; thence continue along said South line in a Westerly direction, a distance of 132.00 feet to the POINT OF BEGINNING; thence turn a deflection angle of 88° 14' 55" to the left and run in a Southerly direction, a distance of 189.92 feet to a point on the Northerly Right-of-Way line of SHELBY COUNTY HIGHWAY #50, being the Point of Curvature of a curve, concave to the southeast, having a radius of 1100.54 feet a central angle of 6° 24' 37", and a chord of 123.06 feet (turn to the left of 131° 41' 23" to the chord); thence run Southwest along said curve and along said Right-of-Way line, a distance of 123.13 feet to the Point of Tangent; thence turn an angle of 182° 54' 17" to the left from the chord of the last described curve along said Right-of-Way line in a Southwesterly direction, a distance of 56.62 feet to a 1/2" rebar; thence leaving said Right-of-Way, turn an interior angle of 44° 53' 24" to the left and run in a Northerly direction, a distance of 307.57 feet to a 1/2" rebar; thence continue in a Northerly along the last named course, a distance of 230.33 feet to a 1/2" rebar; thence turn an interior angle of 90° 23' 43" to the left and run in a Easterly direction, a distance of 259.32 feet to a 1/2" rebar; thence turn an interior angle of 90° 07' 13" to the left and run in a southerly direction, a distance of 41.53 feet to an existing 3/4" bolt; thence turn an interior angle of 91° 45' 05" to the left and run in a Westerly direction, a distance of 132.00 feet; thence turn an interior angle of 268° 14' 55" to the left and run in a Southerly direction, a distance of 180.25 feet to the POINT OF BEGINNING;

Subject to easements and restrictions of record and current year Ad Valorem taxes.

This property is not a homestead.

TO HAVE AND TO HOLD to 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, 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 persons.

IN WITNESS WHEREOF, _____ have hereunto set
hand (s) and seal (s) this the
2nd day of October 2020.

Berry Clump (Seal)

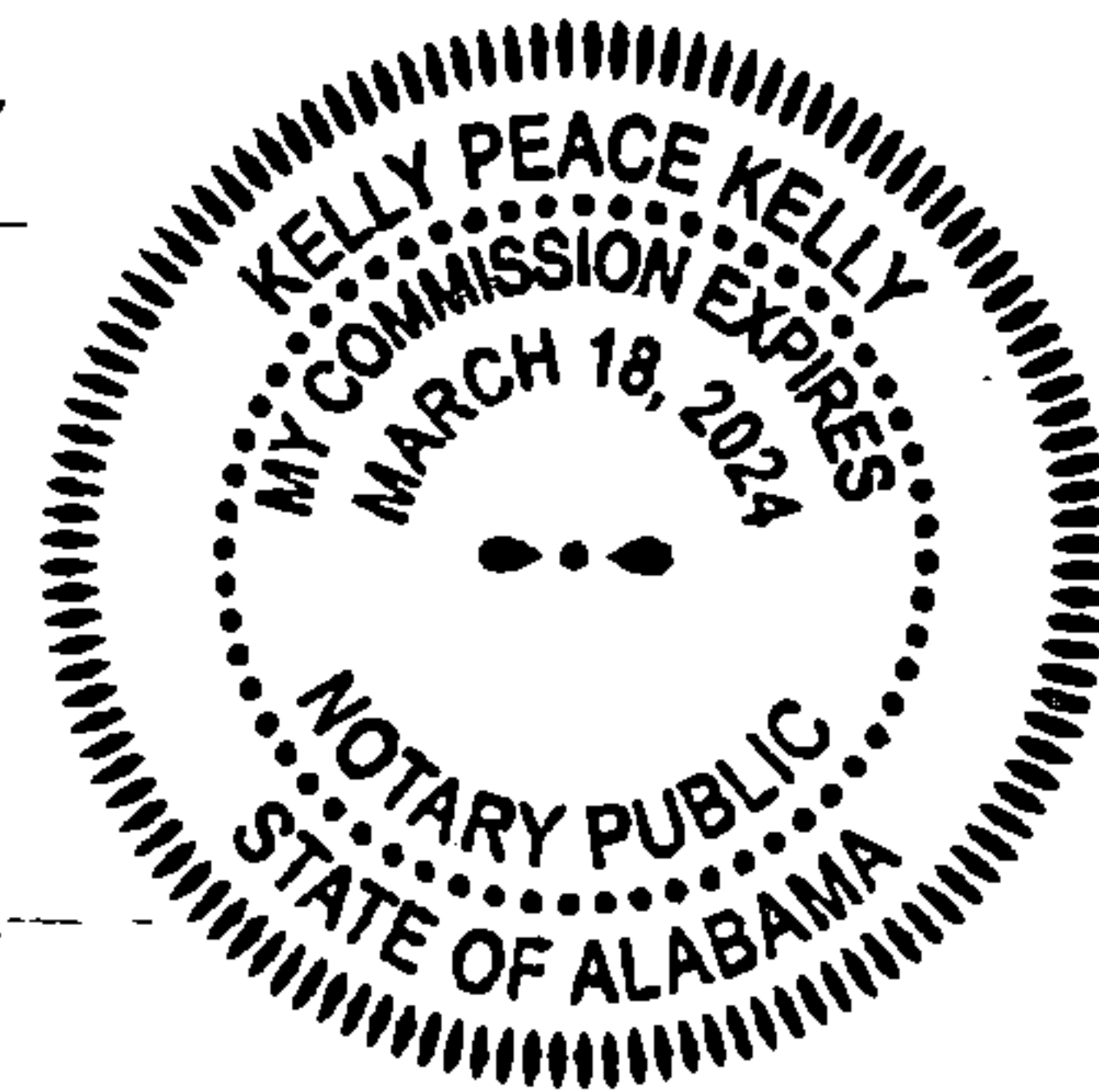
Janice Camper (Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

I Kelly Peace Kelly, a Notary Public in and for said County, in said State, hereby certify that Byron Shaw whose name is signed to the foregoing warranty deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, that (he/she) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of October 2020.

Kelly Peace Kelly
Notary Public



STATE OF ALABAMA
COUNTY OF SHELBY

I Kelly Peace Kelly, a Notary Public in and for said County, in said State, hereby certify that Candy Shaw whose name is signed to the foregoing warranty deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, that (he/she) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of October 2020.

Kelly Peace Kelly
Notary Public



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Real Estate Sales Validation Form

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

Grantor's Name Janice Camper
Mailing Address Barry Camper
11695 Hwy 50
Vadivier AL 35176

Grantee's Name Byron Shaw
Mailing Address Candy Shaw
11695 Hwy 50
Vadivier AL 35176

Property Address Split from larger
tract less than an
acre split from
4.06 acres.

Date of Sale 10/2/2020
Total Purchase Price \$ 2,000
or
Actual Value \$ _____
or
Assessor's Market Value \$ 25,860

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 10/6/2020

Unattested

(verified by)

Print

Sign

Byron Shaw
Byron Shaw

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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Sarah Robinson
Assess ment; 10/5/2020