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This Instrument was Prepared by:  
Nicholas Anglin  
Valyn Anglin  
9300 Brook Forest Circle  
Helena, AL 35080

Send Tax Notice To: Katlyn McCleery Lewis  
1215 Hwy 277  
Helena, AL 35080



20201026000486600 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
10/26/2020 01:50:29 PM FILED/CERT

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of Fifty Four Thousand Five Hundred Dollars and No Cents (\$54,500.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Nicholas Anglin and Valyn Anglin, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Katlyn McCleery Lewis (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 all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Purchase money mortgage in the amount of \$95,819.29 closed simultaneously herewith.

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, 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 31st day of August, 2020.

\_\_\_\_\_  
Nicholas Anglin

\_\_\_\_\_  
Valyn Anglin

State of Alabama

} General Acknowledgment

Shelby County

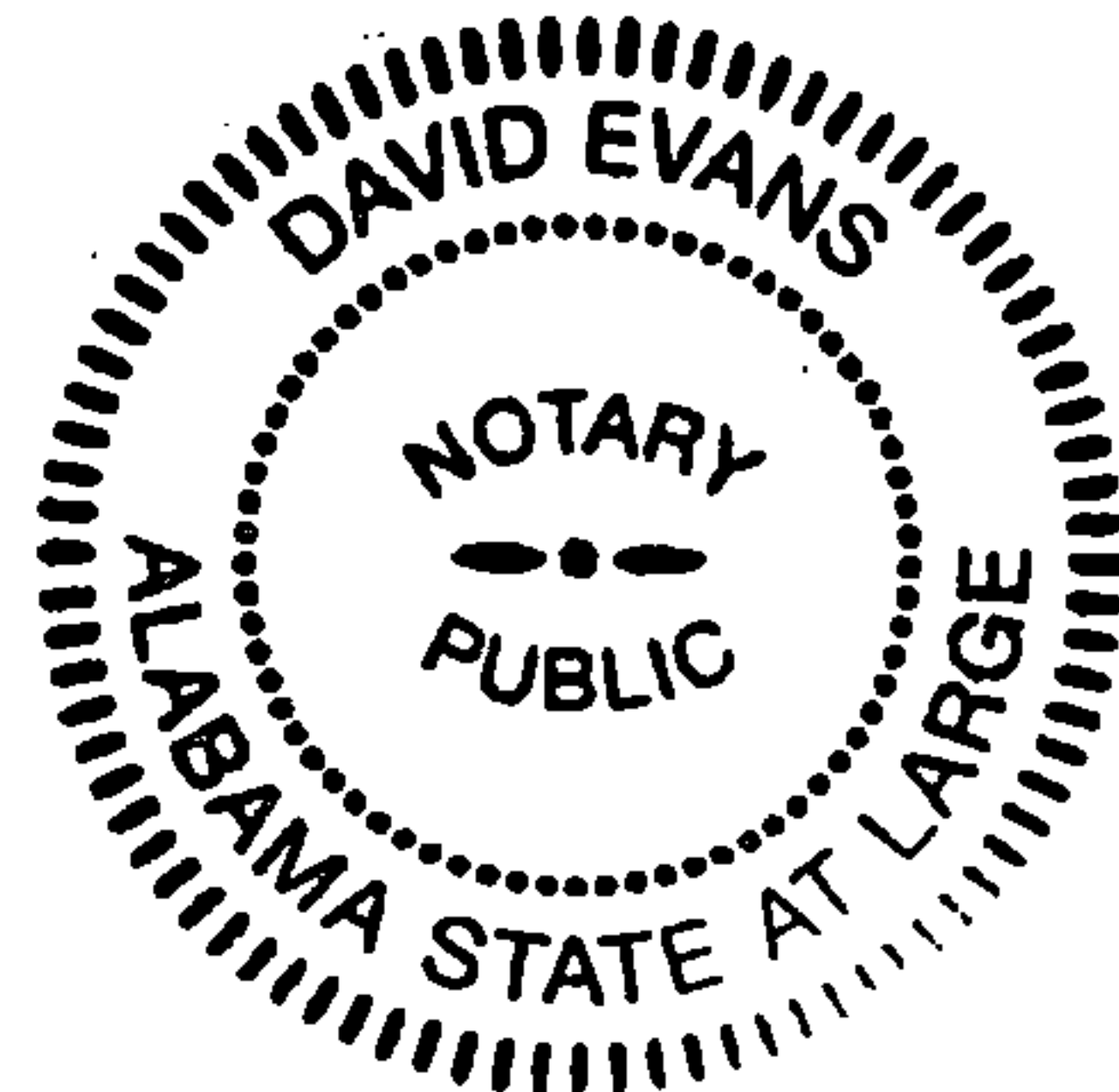
I, David Evans, a Notary Public in and for the said County, in said State, hereby certify that Nicholas Anglin and Valyn Anglin, husband and wife, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 31st day of August, 2020.

\_\_\_\_\_  
Notary Public, State of Alabama

Printed Name of Notary  
My Commission Expires:

DAVID EVANS  
NOTARY PUBLIC  
ALABAMA STATE AT LARGE  
COMM. EXP. 08/06/24



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 3**

Part of the Southwest Quarter of the Southeast Quarter of Section 27, Township 20 South, Range 4 West, in Shelby County, Alabama and being more particularly described as follows:

COMMENCE at the Southwest corner of said Southwest Quarter of the Southeast Quarter; thence run easterly and along the South line of said Southwest Quarter of the Southeast Quarter of said Section 27 for a distance of 221.12 feet to an iron pipe found; thence with a deflection angle of 89 degrees 38 minutes 14 seconds to the left run in a Northerly direction for a distance of 444.73 feet to an iron pipe found; thence with a deflection angle of 00 degrees 04 minutes 32 seconds to the left run in a Northerly direction for a distance of 166.91 feet to a capped rebar found said point being on the South right of way margin of Highway 277; thence with a deflection angle of 00 degrees 05 minutes 16 seconds to the right run in a Northerly direction for a distance of 44.58 feet to a calculated point, said point being on the North right of way margin of county road No. 277, said point being the POINT OF BEGINNING of Parcel 3 herein described; thence continue on said course and run in a Northerly direction for a distance of 233.16 feet to a capped rebar set; thence with an interior angle of 90 degrees 28 minutes 32 seconds to the left, run in an Easterly direction for a distance of 221.32 feet to an iron pipe found; thence with an interior angle of 89 degrees 33 minutes 17 seconds to the left, run in a Southerly direction for a distance of 162.36 feet to a calculated point on the north right of way margin of County Road No. 277; thence with an interior angle of 107 degrees 06 minutes 24 seconds to the left, run in a Southwesterly direction and along said margin for a distance of 171.60 feet to a calculated point at the point of curvature, said curve being a curve to the left and having a radius of 452.84 feet; thence with an interior angle of 183 degrees 53 minutes 41 seconds to the left to the chord, run in a southwesterly direction and along said margin for a chord distance of 61.52 feet to the POINT OF BEGINNING of the parcel herein described; thus making a closing interior angle of 68 degrees 58 minutes 06 seconds.

According to that certain survey by Kevin Douglas Hinkle, PLS Alabama License No. 24024 dated May 5, 2015

**PARCEL 4**

Part of the Southwest Quarter of the Southeast Quarter of Section 27, Township 20 South, Range 4 West, in Shelby County, Alabama and being more particularly described as follows:

COMMENCE at the Southwest corner of said Southwest Quarter of the Southeast Quarter; thence run easterly and along the South line of said Southwest Quarter of the Southeast Quarter of said Section 27 for a distance of 221.12 feet to an iron pipe found; thence with a deflection angle of 89 degrees 38 minutes 14 seconds to the left run in a Northerly direction for a distance of 444.73 feet to an iron pipe found; thence with a deflection angle of 00 degrees 04 minutes 32 seconds to the left run in a Northerly direction for a distance of 166.91 feet to a capped rebar found said point being on the South right of way margin of Highway 277; thence with a deflection angle of 00 degrees 05 minutes 16 seconds to the right run in a Northerly direction for a distance of 44.58 feet to a calculated point, thence continue in a Northerly direction and along the same course for a distance of 233.66 feet to a capped rebar set at the Southwest corner of the parcel of land described at Deed Book 349, Page 532 and recorded in the Office of the Judge of Probate for Shelby County, Alabama, said point being the POINT OF BEGINNING of Parcel 4 herein described; thence with a deflection angle of 00 degrees 03 minutes 12 seconds to the left run in a Northerly direction for a distance of 173.27 feet to an iron pipe found on the curving East right of way margin of Southern Railroad, said curve being a curve to the left and having a radius of 3060.72 feet; thence with an interior angle of 161 degrees 21 minutes 59 seconds to the left to the chord, run in a northeasterly direction and along said margin for a chord distance of 287.37 feet to a capped rebar set; thence with an interior angle of 108 degrees 58 minutes 30 seconds to the left, run in an easterly direction for a distance of 129.70 feet to an iron pipe found; thence with an interior angle of 89 degrees 37 minutes 58 seconds to the left, run in a Southerly direction for a distance of 444.72 feet to an iron pipe found; thence with an interior angle of 90 degrees 26 minutes 53 seconds to the left, run in a westerly direction for a distance of 221.32 feet to the POINT OF BEGINNING of the parcel herein described; thus making a closing interior angle of 89 degrees 34 minutes 40 seconds.

According to that certain survey by Kevin Douglas Hinkle, PLS Alabama License No. 24024 dated May 5, 2015



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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 Nicholas Anglin  
Valyn Anglin  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_  
Property Address 1215 Highway 277  
Helena, AL 35080

Grantee's Name Katlyn McCleery Lewis  
Mailing Address 1215 Highway 277  
Helena, AL 35080  
Date of Sale August 31, 2020  
Total Purchase Price \$54,500.00  
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  
☒ 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 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 08/31/2020

\_\_\_\_\_ **Unattested**

\_\_\_\_\_  
(verified by)

Print Ray Alverson

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

