


This instrument was prepared by:
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P O Box 587
Columbiana, AL 35051


20201130000544590 1/3 \$35.50
Shelby Cnty Judge of Probate, AL
11/30/2020 11:12:16 AM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE AND NO/100 (\$1.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Michel V. Waldrop, unmarried (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **David Sanders and Candice Nicole Etreess (herein referred to as grantee, whether one or more)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

Parcel 2:

Commence at the Northeast corner of the Northeast Quarter of the Southwest Quarter of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama and run thence South 01 degrees 30 minutes 33 seconds East along the East line of said Quarter-Quarter a distance of 583.37 feet to a point; thence run North 52 degrees 58 minutes 23 seconds West a distance of 132.51 feet to a steel rebar corner and the point of beginning of the property, Parcel 2, being described, thence run North 52 degrees 58 minutes 23 seconds West a distance of 45.81 feet to a steel rebar corner on the Southerly margin of Pineview Street in a curve to the left having a central angle of 13 degrees 47 minutes 35 seconds and a radius of 720.00 feet; thence run Southwesterly along the arc of said street curve an arc distance of 173.33 feet to a steel rebar corner; thence run South 30 degrees 06 minutes 03 seconds East a distance of 49.10 feet to a steel rebar corner on a back property line curve having a central angle of 18 degrees 11 minutes 26 seconds and a radius of 769.09 feet; thence run Northeasterly along the arc of a rear property line curve an arc distance of 244.18 feet to the point of beginning.

ALSO,

Portion of Parcel 3:

Commence at the NE corner of the NE 1/4 of the SW 1/4 of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama, and run South 00 degrees 07 minutes 23 seconds East a distance of 583.87 feet; thence run South 54 degrees 21 minutes 33 seconds West a distance of 178.32 feet; thence run North 30 degrees 35 minutes 49 seconds West a distance of 41.05 feet to the point of beginning; thence run North 54 degrees 11 minutes 53 seconds West a distance of 34.67 feet; thence run South 49 degrees 56 minutes 11 seconds West a distance of 211.50 feet; thence run South 30 degrees 17 minutes 20 seconds East a distance of 32.23 feet; thence turn left and run along the Southern boundary of the land described in deed recorded as Instrument #2000-26390 in the Probate Office of Shelby County, Alabama, to the point of beginning.

ALSO, all that part of vacated Knox Street lying between the above described parcels 2 and 3.

LESS AND EXCEPT property conveyed in deed recorded in Instrument #20190923000347740.

Subject to 2021 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

THE PREPARER OF THIS DOCUMENT HAS NOT EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.

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.

Shelby County, AL 11/30/2020
State of Alabama
Deed Tax: \$7.50

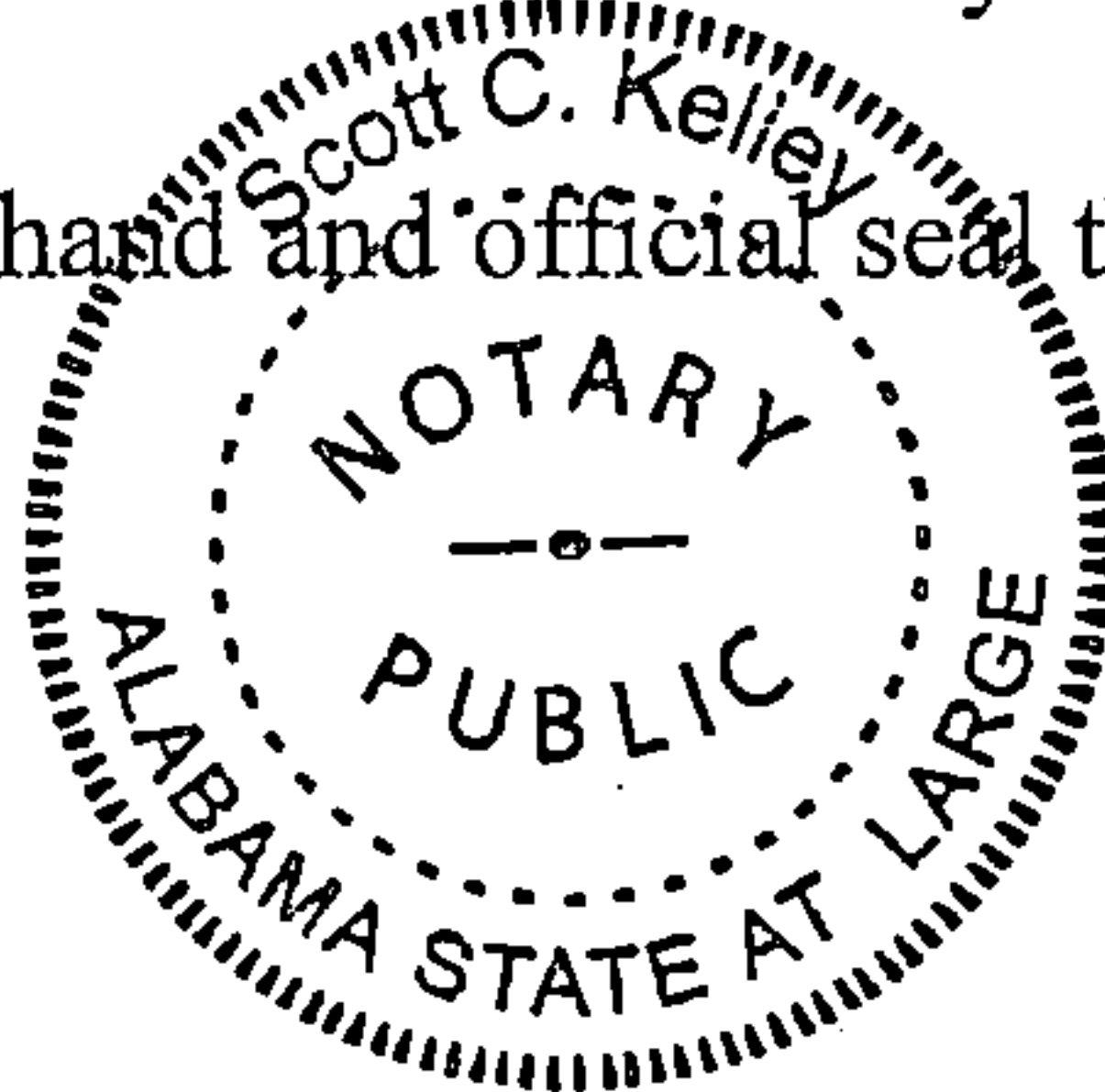
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7 day of
Nov., 2020.

Michael V. Waldrop
Michael V. Waldrop

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michael V. Waldrop, who 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 7th day of November, 2020.



Scott C. Kelley
Notary Public
My Commission Expires: 12/19/2023



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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 : Michael V. Waldrop

Mailing Address P O Box 413
Harpersville, AL 35078

Grantee's Name: David Sanders & Candice Nicole Etrass

Mailing Address: 5197 Falling Creek Ln
Birmingham AL 35235

Property Address: 80 Knox St
Harpersville AL 35078

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 7,400.00

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 – Warranty Deed

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 11-7-2020

Sign Michael V. Waldrop
(Grantor/Grantee/Owner/Agent) circle one

Print Michael V. Waldrop

☐ Unattested

[Signature]
(Verified by)

Form RT-1



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