



20201217000579960 1/3 \$117.00
Shelby Cnty Judge of Probate, AL
12/17/2020 12:25:13 PM FILED/CERT

This instrument was prepared by:
Ellis, Head, Owens, Justice & Arnold
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Jacob B. Tidmore & Jaselyn H. Tidmore
P O Box 904
Columbiana, AL 35051

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/00 Dollars (\$1.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Joe L. Tidmore, Jr., married (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Jacob Bryce Tidmore and Jaselyn Harrison Tidmore (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:

See attached Exhibit "A" for legal description.

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.

This property constitutes no part of the homestead of grantor or his spouse.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

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 16th day of December, 2020.

Joe L. Tidmore, Jr.
Joe L. Tidmore, Jr.

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joe L. Tidmore, Jr., 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 16th day of December, 2020.

My Commission Expires:
MY COMMISSION EXPIRES JANUARY 23, 2022

Kay Davis Wilson
Notary Public

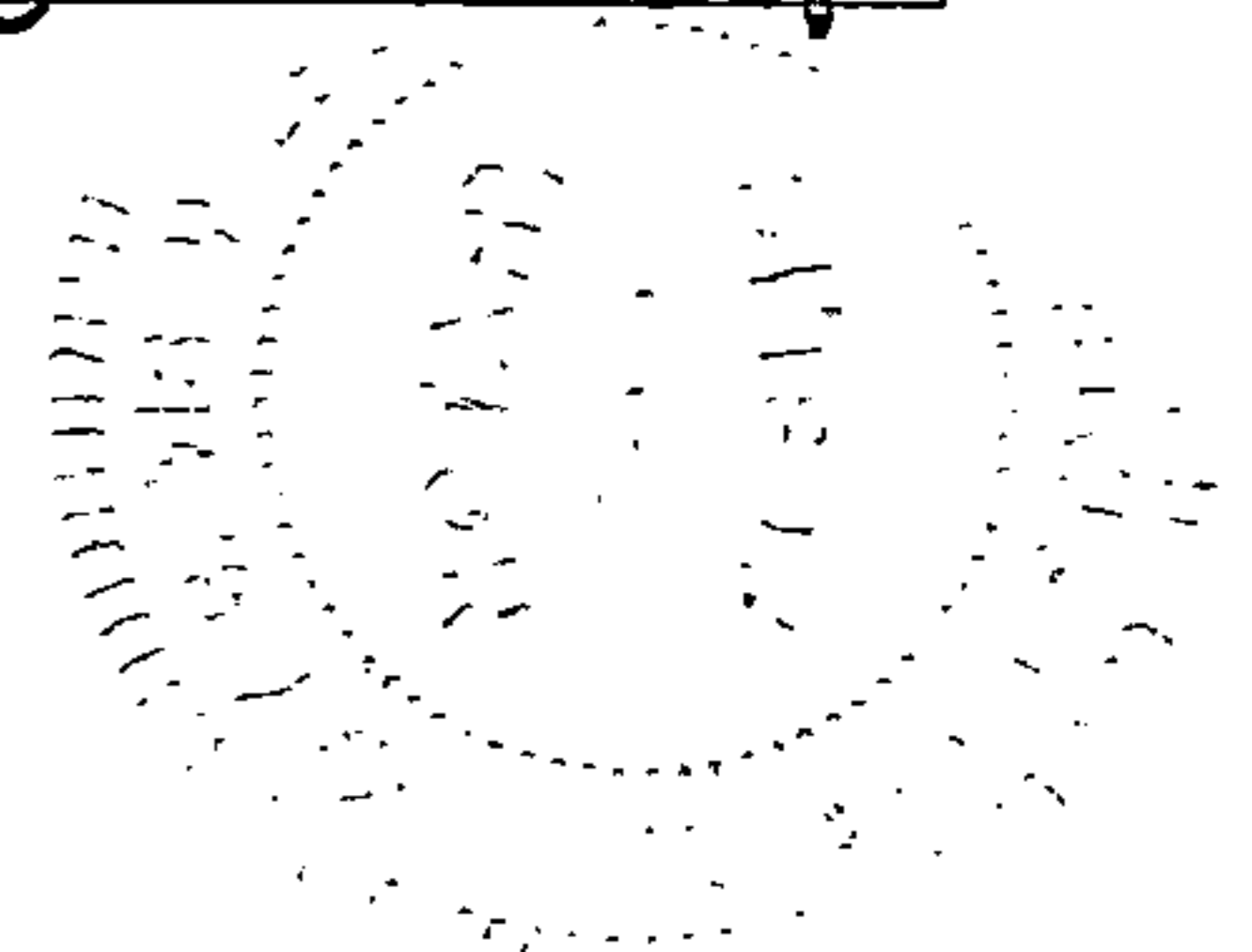


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the SE Corner of the SE 1/4 of the SW 1/4 of Section 7, Township 22 South, Range 1 East, Shelby County, Alabama; thence N00°51'59"W for a distance of 1653.77' to the POINT OF BEGINNING; thence continue N00°51'59"W for a distance of 500.00'; thence S89°07'50"W for a distance of 210.00'; thence N00°52'10"W for a distance of 438.25' to the Southerly R.O.W. line of Shelby County Highway 61 and a curve to the left, having a radius of 1384.00, and subtended by a chord bearing S70°03'17"W, and a chord distance of 894.20'; thence along the arc of said curve and along said R.O.W. line for a distance of 910.53' thence S51°09'20"W and along said R.O.W. line for a distance of 156.13' to a curve to the right, having a radius of 790.00', and subtended by a chord bearing S56°25'33"W, and a chord distance of 129.79'; thence along the arc of said curve and along said R.O.W. line for a distance of 129.98'; thence S32°07'40"E and leaving said R.O.W. line for a distance of 544.35'; thence N89°57'21"E for a distance of 1005.00' to the POINT OF BEGINNING.

Said Parcel containing 20.00 acres, more or less.



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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 : Joe L. Tidmore, Jr.

Grantee's Name: Jacob Bryce Tidmore
Jaselyn Harrison Tidmore

Mailing Address 330 Hwy 61
Columbiana, AL 35051

Mailing Address: P O Box 904
Columbiana, AL 35051

Property Address: _____

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 89,000.00

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

Shelby County, AL 12/17/2020
State of Alabama
Deed Tax: \$89.00

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 12/15/2020


Sign Joe L Tidmore Jr
(Grantor/Grantee/Owner/Agent) circle one

Print Joe L Tidmore Jr

Unattested

(Verified by)

Form RT-1



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