

This Instrument was Prepared by:

Send Tax Notice To: Laurie J. Edwards

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

PC BOX 594
Columbiana, AL 35051

File No.: MV-20-26826

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Two Thousand Dollars and No Cents (\$102,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Richard Wayne Bradshaw**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Laurie J. Edwards**, (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 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the Grantor herein or his spouse.

\$81,600.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan 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 15th day of January, 2021.

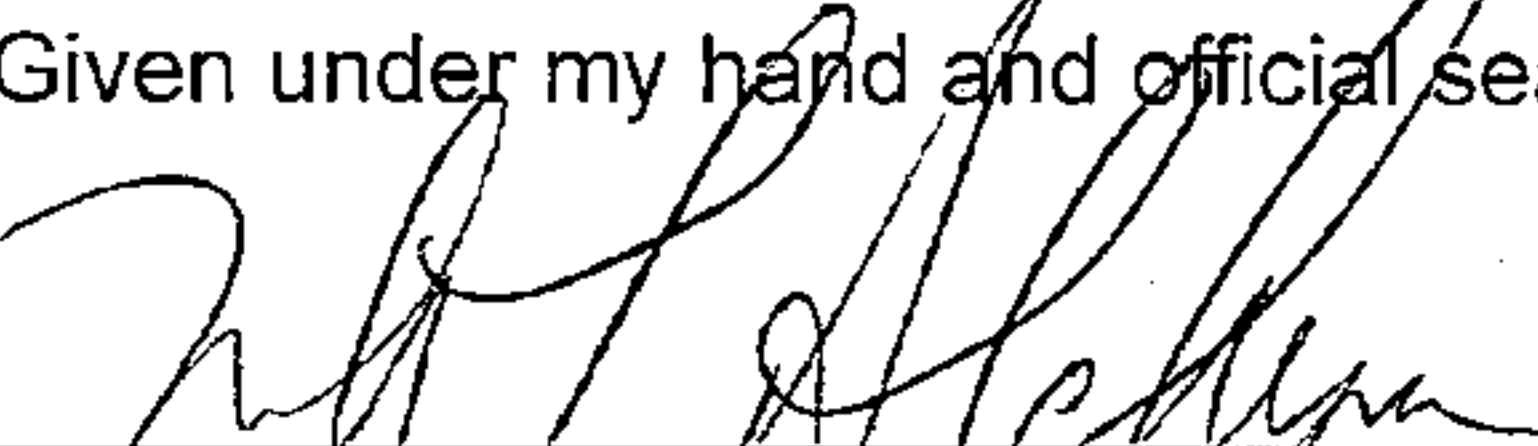

Richard Wayne Bradshaw

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Richard Wayne Bradshaw, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/ they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of January, 2021.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires September 1, 2024

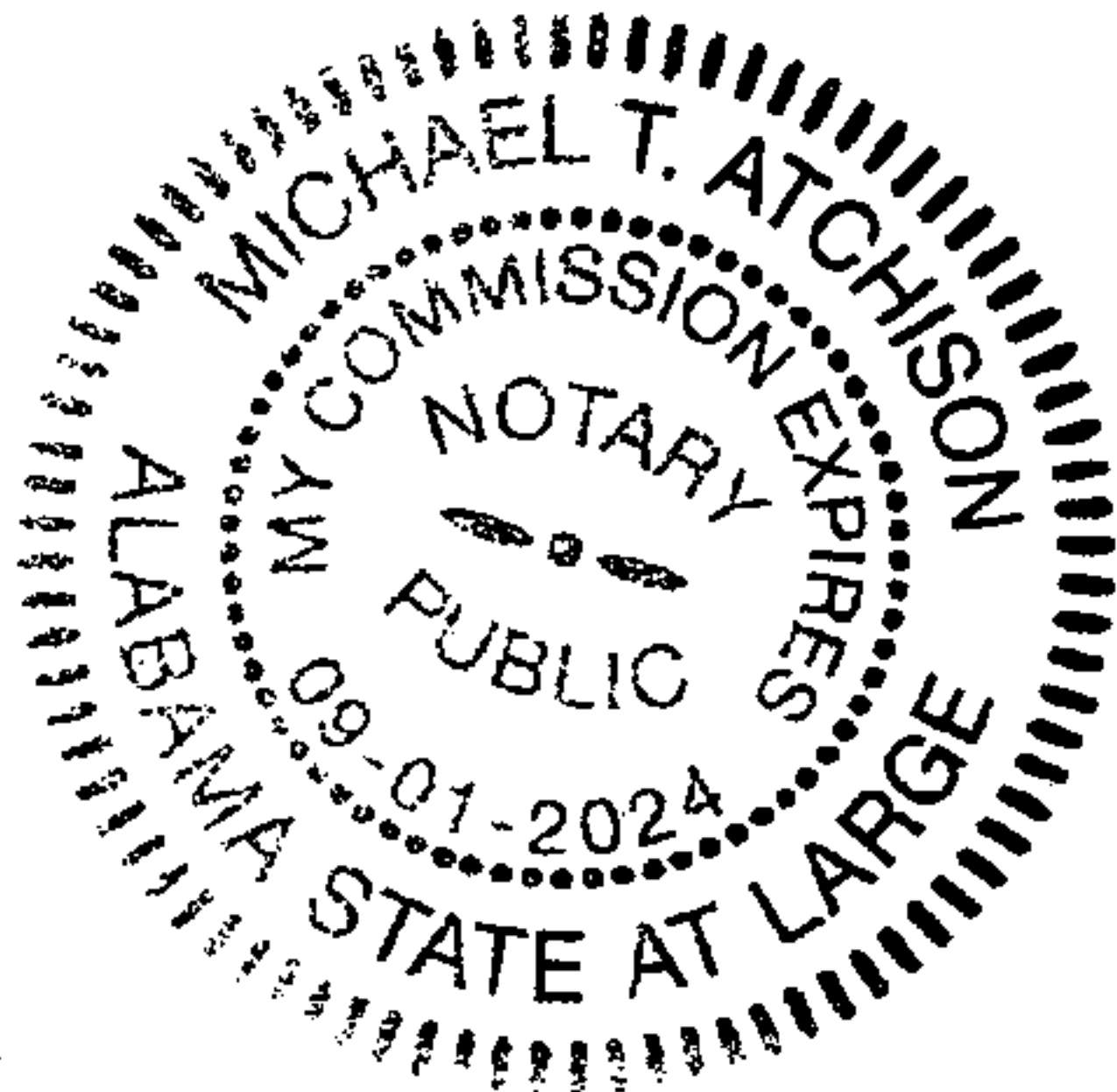


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the SE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 37 minutes 10 seconds West, a distance of 276.27 feet; thence North 00 degrees 22 minutes 50 seconds East, a distance of 19.73 feet to the POINT OF BEGINNING; thence North 00 degrees 58 minutes 40 seconds East, a distance of 206.28 feet; thence South 89 degrees 00 minutes 20 seconds East, a distance of 194.92 feet to a point on the westerly R.O.W. line of Shelby County Highway 77, 80' R.O.W., said point also being the beginning of a curve to the left, having a radius of 1,707.38 , a central angle of 06 degrees 59 minutes 28 seconds, and subtended by a chord which bears South 07 degrees 43 minutes 31 seconds East and a chord distance of 208.20 feet; thence along the arc of said curve and said R.O.W. line, a distance of 208.33 feet; thence North 89 degrees 07 minutes 39 seconds West, leaving said Shelby County Highway 77 and along the northerly R.O.W. line of Lewis Road, a distance of 226.43 feet to the POINT OF BEGINNING. According to the survey of Rodney Y. Shiflett, Al. Reg. #21784, dated January 11, 2008.

ALSO, being known as:

Lot 1, according to the Final Plat of Dr. Harold Hall Subdivision, as recorded in Map Book 40, Page 31, in the Office of the Judge of Probate Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name	Richard Wayne Bradshaw	Grantee's Name	Laurie J. Edwards
Mailing Address	3719 Hwy 77 Columbiana, AL 35051	Mailing Address	P.O. Box 594 Columbiana, AL 35051
Property Address	3719 Highway 77 Columbiana, AL 35051	Date of Sale	January 15, 2021
		Total Purchase Price	\$102,000.00
		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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ 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 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	January 12, 2021	Print	Richard Wayne Bradshaw
☐ Unattested		Sign	Richard Bradshaw
	(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
01/15/2021 01:02:17 PM
\$48.50 CHERRY
20210115000025670

Allie S. Beal