

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

This instrument was prepared by:  
**Mike T. Atchison**  
Attorney At Law, Inc.  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:  
**Jane Bryant Powell**  
1605 Sims St  
Leeds, Ala 35094

**WARRANTY DEED**

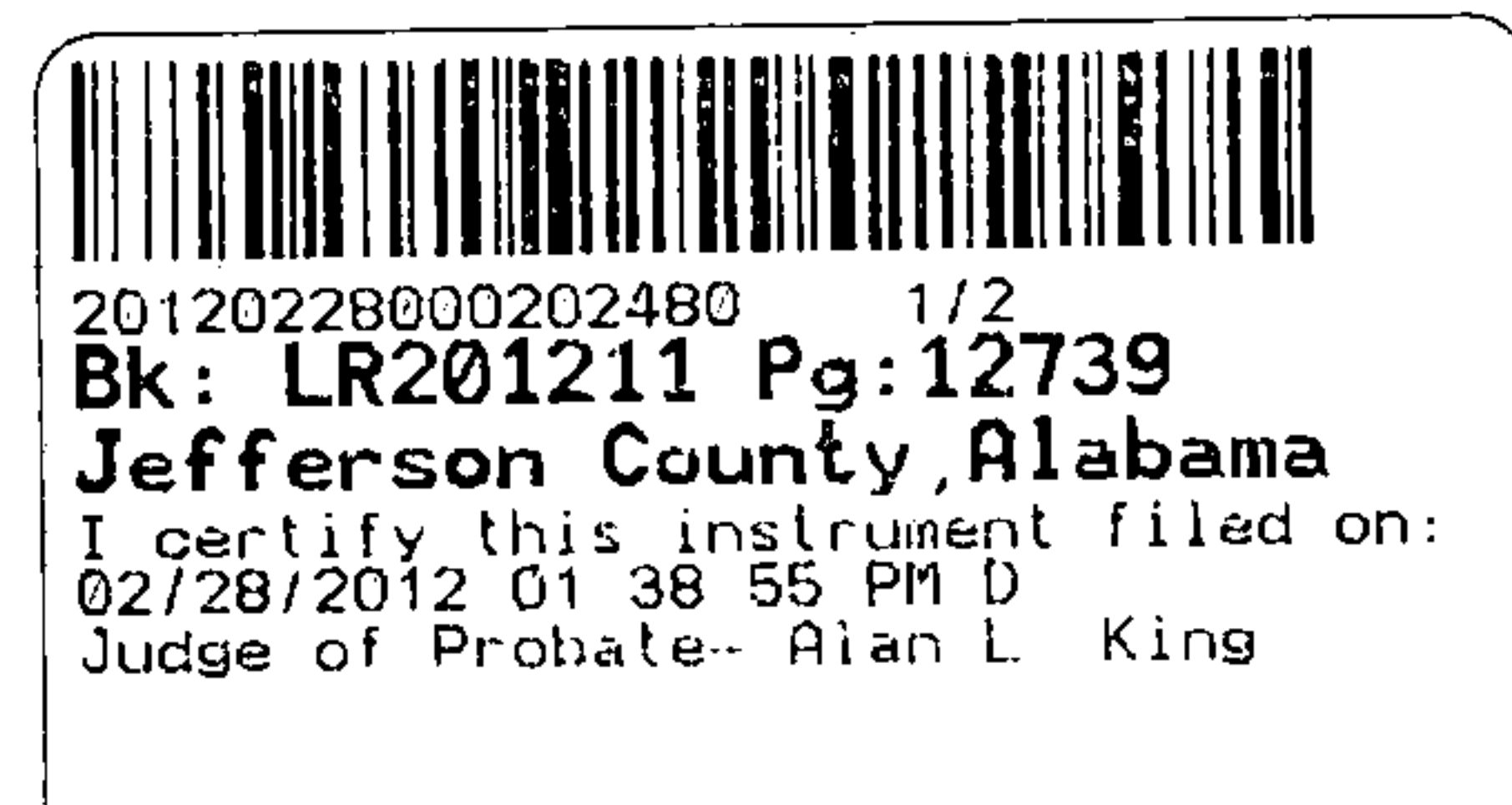
**STATE OF ALABAMA)**  
**COUNTY OF Jefferson)**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS and NO/00 (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Jane Bryant Powell as Executor of the Estate of Betty Bryant Tinney Probate Case #211031, Jefferson County, Alabama** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Jane Bryant Powell** (herein referred to as **Grantee**), the following described real estate, situated in: Jefferson County, Alabama, to-wit:

*See attached Exhibit A for Legal Description.*

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2012.
2. Easements, restrictions, rights of way, and permits of record.



Betty Bryant Tenney died testate 25 December, 2010.

**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 27<sup>th</sup> day of February, 2012.

*Jane Bryant Powell, As Executor*  
**Jane Bryant Powell, As Executor**  
**Estate of Betty Bryant Tinney,**  
**Probate Case #211031, Jefferson County, Alabama**

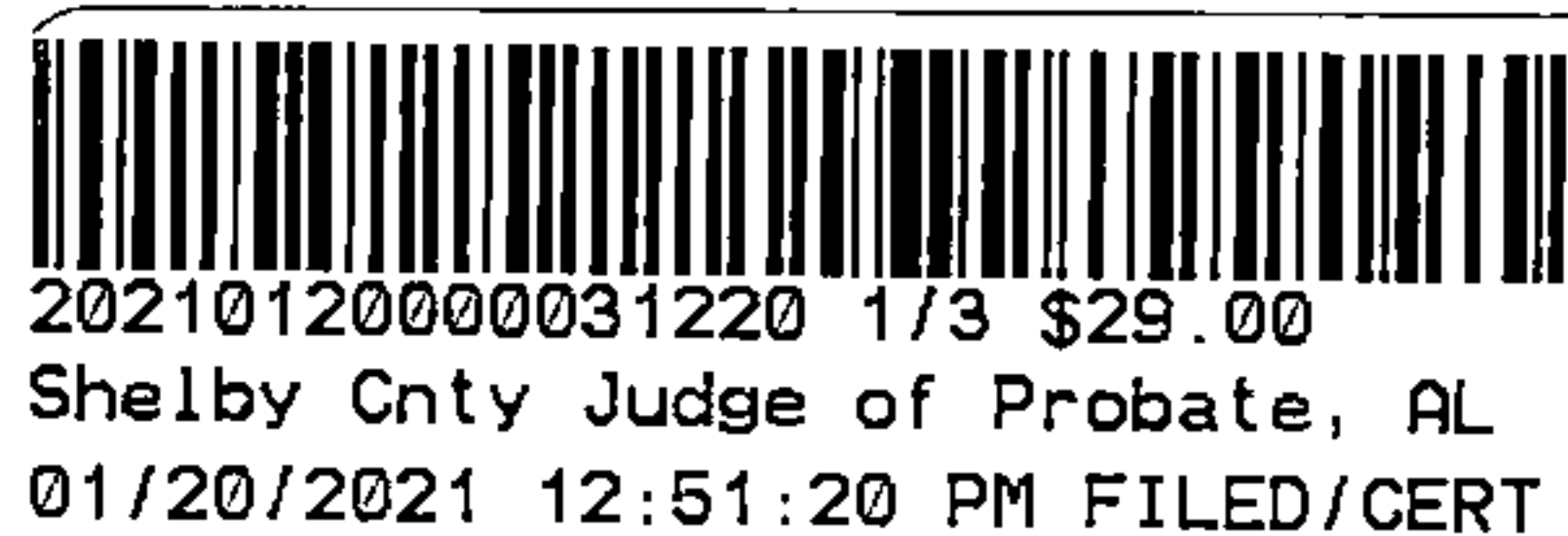
**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jane Bryant Powell as Executor of the Estate of Betty Bryant Tinney Probate Case #211031, Jefferson County, Alabama**, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27<sup>th</sup> day of February, 2012.

*Michael T. Atchison*

Notary Public  
My Commission Expires: 10-16-12



**MICHAEL T. ATCHISON**  
**NOTARY PUBLIC**  
**ALABAMA STATE AT LARGE**  
**MY COMMISSION EXPIRES 10/16/2012**



EXHIBIT A  
LEGAL DESCRIPTION

PARCEL I

Begin at the NW corner of the SW 1/4 of the NW 1/4 of Section 33, Township 17 South, Range 1 East; thence run Easterly along the north line thereof for 635.11 to the westerly R/W of Alabama State Highway #25; thence 127 degrees 13 minutes 10 seconds right run Southwesterly along said R/W for 581.37 feet to a curve to the left having a radius of 134.07 feet and a central angle of 127 degrees 33 minutes 20 seconds; thence run along said curve and R/W for 298.48 feet; thence 90 degrees 00 minutes right from tangent of said curve run Southerly for 303.06 feet; thence 58 degrees 47 minutes 31 seconds left run Southeasterly for 230.63 feet to the westerly R/W of said Highway #25; thence 90 degrees 00 minutes right run Southwesterly along said R/W for 998.79 feet to a curve to the left (having a radius of 6645.17 feet and a central angle of 0 degrees 51 minutes 50 seconds; thence run Southwesterly along said curve and R/W for 100.20 feet to the west line of said Section; thence 328 degrees 52 minutes 05 seconds right from chord of said curve run Northerly said section line for 753.65 feet to the SW corner of the SW 1/4 of the NW 1/4 of said Section; thence 0 degrees 07 minutes 27 seconds left run Northerly for 1289.74 feet to the Point of Beginning.

PARCEL II

Begin at the NE corner of the SE 1/4 of the NW 1/4 of section 33, Township 17 South, Range 1 East; thence run Southerly along the East line thereof for 172.95 feet to the Northwesternly R/W of Central of Georgia Railroad; thence 47 degrees 47 minutes 27 seconds right run Southwesterly along said R/W for 1632.39 feet to the South line of said 1/4-1/4 section; thence 42 degrees 30 minutes 39 seconds right run Westerly for 141.11 feet to the NE corner of the NW 1/4 of the SW 1/4 of said Section; thence 89 degrees 39 minutes 46 seconds left run Southerly along the East line of last said 1/4-1/4 section for 130.05 feet to the Northwesternly R/W of Central of Georgia Railroad; thence 47 degrees 09 minutes 07 seconds right run Southwesterly along said R/W for 1348.27 feet to a curve to the left (having a radius of 1007.26 feet and a central angle of 19 degrees 09 minutes 27 seconds); thence run along said curve and R/W for 336.79 feet to the South line said NW 1/4 of SW 1/4 of said section; thence 50 degrees 59 minutes 49 seconds right from chord of said curve run Westerly for 106.94 feet to the SW corner of last said 1/4-1/4 section; thence 90 degrees 41 minutes 37 seconds right run Northerly along the West line thereof for 394.52 feet to the Southeasterly R/W of Alabama State Highway #25 and a curve concaved Northeasterly (having a radius of 6565.17 feet and a central angle of 2 degrees 03 minutes 40 seconds); thence 30 degrees 32 minutes right to chord of said curve run Northeasterly along said curve and R/W for 236.16 feet; thence continue along said R/W and tangent to said curve run Northeasterly for 519.87 feet; thence 103 degrees 59 minutes 20 seconds right run Southeasterly for 210.0 feet; thence 103 degrees 59 minutes 20 seconds left run Northeasterly for 210.00 feet; thence 76 degrees 00 minutes 40 seconds left run Northwesternly for 210.00 feet to the Southeasterly R/W of said Highway #25; thence 76 degrees 00 minutes 40 seconds right run Northerly (along said R/W the following described courses) for 420.58 feet to a curve to the left (having a radius of 3518.0 feet and a central angle of 2 degrees 53 minutes 54 seconds); thence along said curve 177.96 feet to a curve to the left (having a radius of 209.88 and a central angle of 112 degrees 33 minutes 32 seconds); thence along said curve for 412.14 feet to a curve to the left (having a radius of 390.05 feet and a central angle of 23 degrees 07 minutes 44 seconds); thence run along said curve for 157.45 feet; thence run along the tangent of said curve for 101.94 feet to a curve to the right (having a radius of 54.07 feet and a central angle of 144 degrees 53 minutes); thence run along said curve for 136.73 feet; thence along the tangent of said curve for 642.14 feet to the North line of the SW 1/4 of the NW 1/4 of said section; thence 52 degrees 46 minutes 50 seconds right run Easterly for 1936.39 feet to the Point of Beginning.

20120228000202480 2/2  
Bk: LR201211 Pg:12739  
Jefferson County, Alabama  
02/28/2012 01:38:55 PM D  
Fee - \$8.00  
Deed Tax - \$5.00  
Total of Fees and Taxes - \$13.00  
HATCHERK



20210120000031220 2/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
01/20/2021 12:51:20 PM FILED/CERT

# Real Estate Sales Validation Form

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

Grantor's Name Estate of Betty Tinney  
Mailing Address 1605 Sims St  
Leeds, AL 35094

Grantee's Name Jane Powell  
Mailing Address 1605 Sims St  
Leeds, AL 35094

Property Address Hwy. 25, Leeds, AL

Date of Sale 2/27/2012  
Total Purchase Price \$ 5000.00

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 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 1/20/2021

Unattested

(verified by)

Print Jane Bryant Powell

Sign Jane Bryant Powell

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20210120000031220 3/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
01/20/2021 12:51:20 PM FILED/CERT