

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

*This Instrument was prepared by:*  
Mike T. Atchison  
P O Box 822  
Columbiana, AL 35051

*Send Tax Notice to:*  
Choyce Stephen Freeman  
34 Hwy 32  
Columbiana, AL 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **THIRTY NINE THOUSAND FIVE HUNDRED DOLLARS AND NO CENTS (\$39,500.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, *Choyce Stephen Freeman and Christina W. Freeman, husband and wife* (herein referred to as *Grantor*) grant, bargain, sell and convey unto *Choyce Stephen Freeman, Christina W. Freeman and Sydnie Christine Freeman* (herein referred to as *Grantees*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT "A" – LEGAL DESCRIPTION**

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2021.
2. Easements, restrictions, rights of way, and permits of record

**Mike Lamar and wife, Juanita Lamar held a life estate in Instrument # 2000-31163, Probate Office Shelby County, Alabama. Both are deceased.**

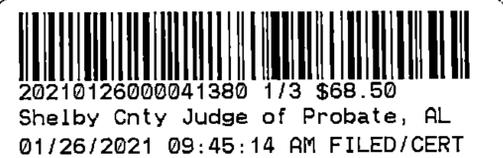
**TO HAVE AND TO HOLD** Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 26<sup>th</sup> day of January, 2021.

*Choyce Stephen Freeman*  
Choyce Stephen Freeman

*Christina W Freeman*  
Christina W. Freeman



STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Choyce Stephen Freeman and Christina W. Freeman*, whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26<sup>th</sup> day of January, 2021



*Michael T. Atchison*  
Notary Public  
My Commission Expires: 9/1/2024

**EXHIBIT "A" – LEGAL DESCRIPTION**

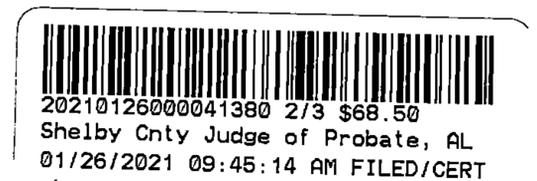
Begin at the Southeast corner of the Southwest Quarter of Northeast Quarter of Section 11, Township 20 South, Range 1 West, and run North 0 deg. 31 min. 03 sec. West along the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section 558.86 feet to a point on the Southeasterly right of way of Shelby County Highway #32, thence run South 51 deg. 43. Min. 45 sec. West along said right of way 341.32 feet to the point of a curve to the left, said curve having a central angle of 33 deg. 50 min. 34 sec. and a radius of 1135.88 feet, said curve being subtended by a chord which bears South 34 deg. 48 min. 26 sec. West for 661.22 feet; thence run Southwesterly along said right of way and along the arc of said curve, 670.93 feet to the end of said curve; thence run South 17 deg. 53 min. 09 sec. West 255.02 feet to a point on a conditional line; thence run North 88 deg. 19 min. 56 sec. East along said conditional line, 677.80 feet to a point on a conditional line; thence run North 6 deg. 59 min. 02 sec. East along said conditional line, 421.58 feet to the point of beginning, said property being located in Shelby County, Alabama.

**LESS AND EXCEPT** a parcel described as follows:

Commence at the Northeast corner of the Northwest Quarter of the Southeast Quarter, Section 11, Township 20 South, Range 1 West, and run South 6 deg. 59 min. 20 seconds West 421.58 feet; thence South 88 deg. 19 min. 56 sec. West and run 677.8 feet to the East right of way of County Road 32; thence North 17 deg. 53 min. 09 sec. East and run along said right of way 105.0 feet to the point of beginning; thence continue along last described course 100.0 feet; thence South 72 deg. 06 min. 51 sec. East and run 100.0 feet; thence South 17 deg. 53 min. 09 sec. West and run 100.0 feet, thence North 72 deg. 06 min. 51 sec. West and run 100.0 feet to the point of beginning.

**ALSO LESS AND EXCEPT** the following described parcel:

Commence at the SE corner of the SW  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of Section 11, Township 20 South, Range 1 West; thence North 0 deg. 31 min. 03 sec. West along the Easterly boundary of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section a distance of 191.23 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 367.70 feet to a point on the Southeasterly right of way line of Shelby County Highway No. 32 (80 foot right of way); thence South 51 deg. 31 min. 53 sec. West along said right of way line a distance of 332.19 feet; thence South 58 deg. 33 min. 39 sec. East a distance of 308.73 feet to the Point of Beginning.



Real Estate Sales Validation Form

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

Grantor's Name Choyce Stephen Freeman  
Mailing Address 34 Hwy 32  
Columbiana, AL 35057

Grantee's Name Sydney Christine Freeman  
Mailing Address 34 Hwy 32  
Columbiana, AL

Property Address Ac. prairie  
Sec 11 Township 20 South  
Range 1 West

Date of Sale 1-26-21  
Total Purchase Price \$ 39,500.00  
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 to create 1/3 interest in daughter

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 avail

Shelby County, AL 01/26/2021  
State of Alabama  
Deed Tax: \$39.50

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 1-26-21

Print Choyce Stephen Freeman

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

Sign Choyce Stephen Freeman  
(Grantor/Grantee/Owner/Agent) circle one

