

This Instrument was Prepared by:

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

File No.: MV-21-26925

Send Tax Notice To: Michael Loyd Taylor
DeAnn Hope Taylor

397 Deer Ridge Ln
Chelsea, AL 35043

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of **One Hundred Eighty Five Thousand Dollars and No Cents (\$185,000.00)**, 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, **Michael Eugene Edmiston and Kathryn Marie Edmiston, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Michael Loyd Taylor and DeAnn Hope Taylor**, (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 all 2021 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$157,200.00 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 Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 16th day of February, 2021.

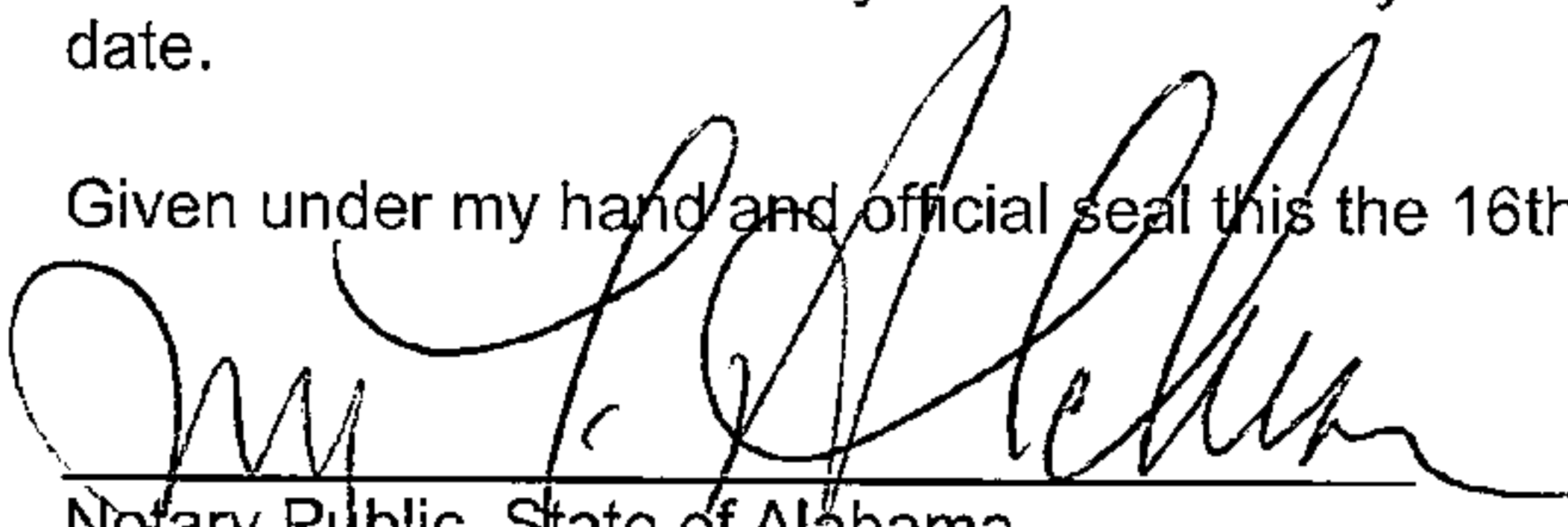

Michael Eugene Edmiston


Kathryn Marie Edmiston

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 Michael Eugene Edmiston and Kathryn Marie Edmiston, 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 16th day of February, 2021.


Notary Public, State of Alabama
Mike T Atchison
My Commission Expires: September 01, 2024

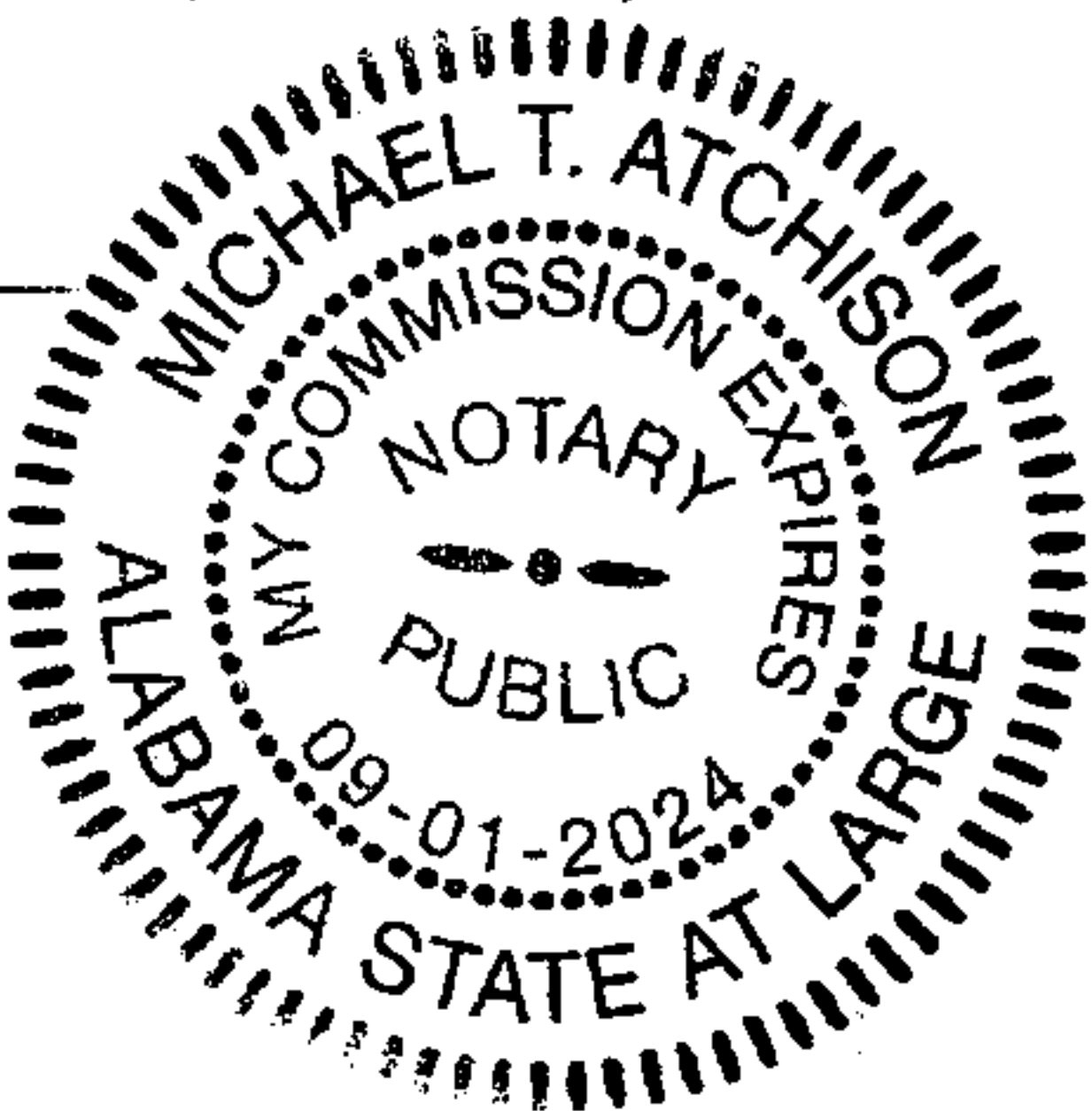


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the Southwest 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 16, Township 20 South, Range 1 East, Shelby County, Alabama:
Commence at a concrete monument found locally accepted as the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 16; thence run North 00° 00' 00" East (an assumed bearing) along the East line of said Quarter-Quarter Section for a distance of 606.03 feet to a 1/2" rebar found; thence continue North 00° 00' 00" East for a distance of 165.05 feet to an iron pin found with SSI cap at the Point of Beginning; thence run North 89° 57' 35" West for a distance of 579.09 feet to a 1/2" rebar found; thence continue North 89° 57' 35" West for a distance of 495.63 feet to a point on the East Right-of-Way of Shelby County highway #55, said point being on a curve to the right having a central angle of 01° 28' 40", a radius of 30070.14 feet and a chord bearing of North 10° 19' 29" West; thence run in a Northerly direction along the arc of said curve and also along said Right-of-Way for a distance of 775.51 feet to 1" open top iron found; thence run North 89° 59' 19" East for a distance of 1205.13 feet to a 1/2" rebar found on the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 16; thence run South 00° 38' 37" East for a distance of 763.97 feet the point of beginning.

According to the survey of Carl Daniel Moore, dated January 27, 2020.

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 Eugene Edmiston Kathryn Marie Edmiston	Grantee's Name	Michael Loyd Taylor DeAnn Hope Taylor
Mailing Address	1007 SHADOW OAKS DR WILSONVILLE AL	Mailing Address	397 Deer Ridge Ln Chadsey, AL 35043
Property Address	0 Hwy 55 Wilsonville, AL 35186	Date of Sale	February 16, 2021
		Total Purchase Price	\$185,000.00
		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.

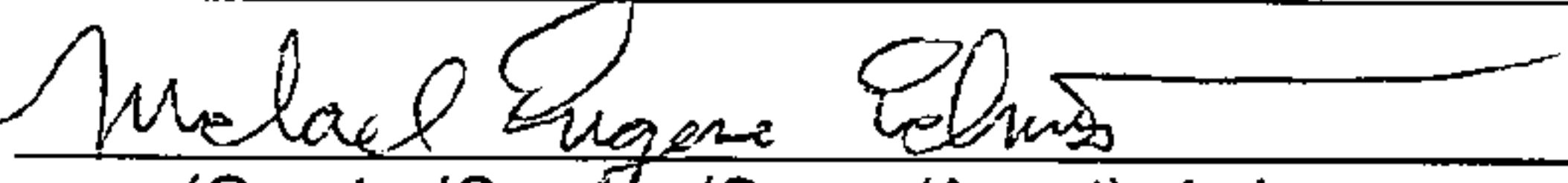
Date of Sale - the date on which interest to the property was conveyed.

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	February 15, 2021	Print	Michael Eugene Edmiston
☐ Unattested		Sign	
	(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
02/17/2021 12:05:49 PM
\$213.00 CHARITY
20210217000079130

Allen S. Boyd