

This Instrument was Prepared by:

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

Send Tax Notice To: Higher Call Heating and Cooling, Inc.

P.O. Box 1022
Columbiana, AL 35051

File No.: MV-21-26966

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Twenty Thousand Dollars and No Cents (\$20,000.00)**, 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 B. Atchison and Cherie B. Atchison**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Higher Call Heating and Cooling, Inc.**, (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

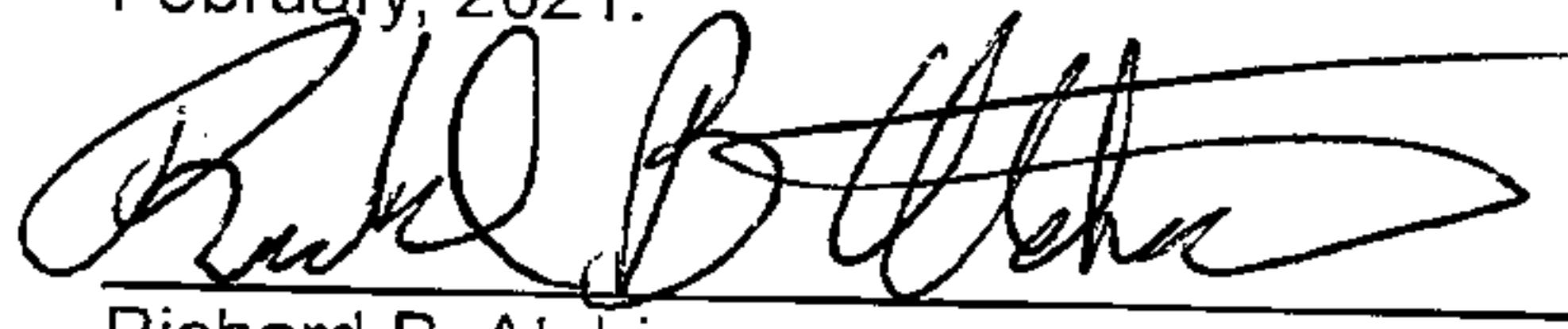
Property may be subject to 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

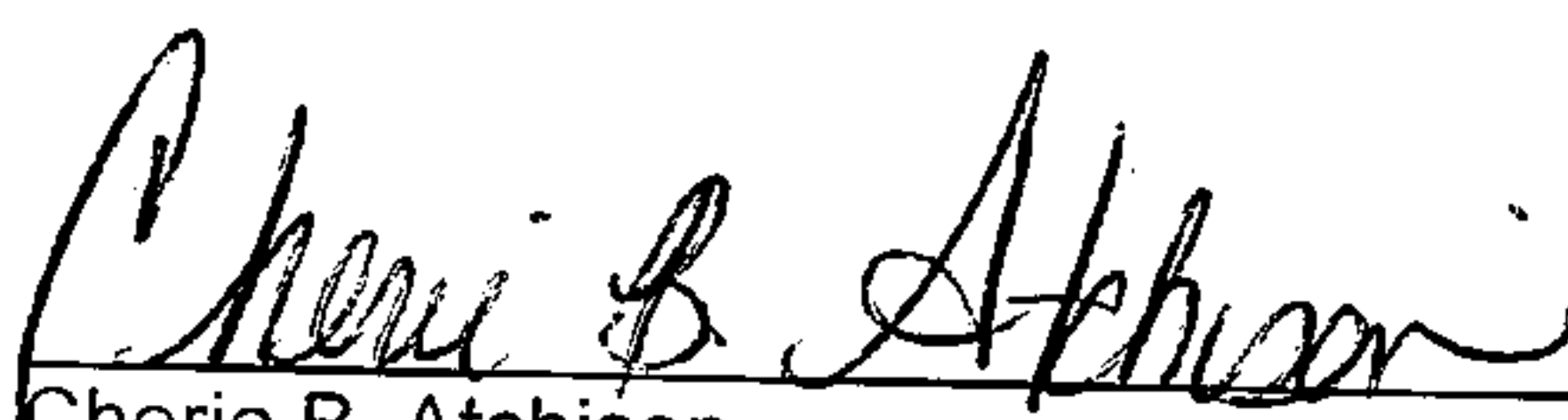
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 11th day of February, 2021.


Richard B. Atchison

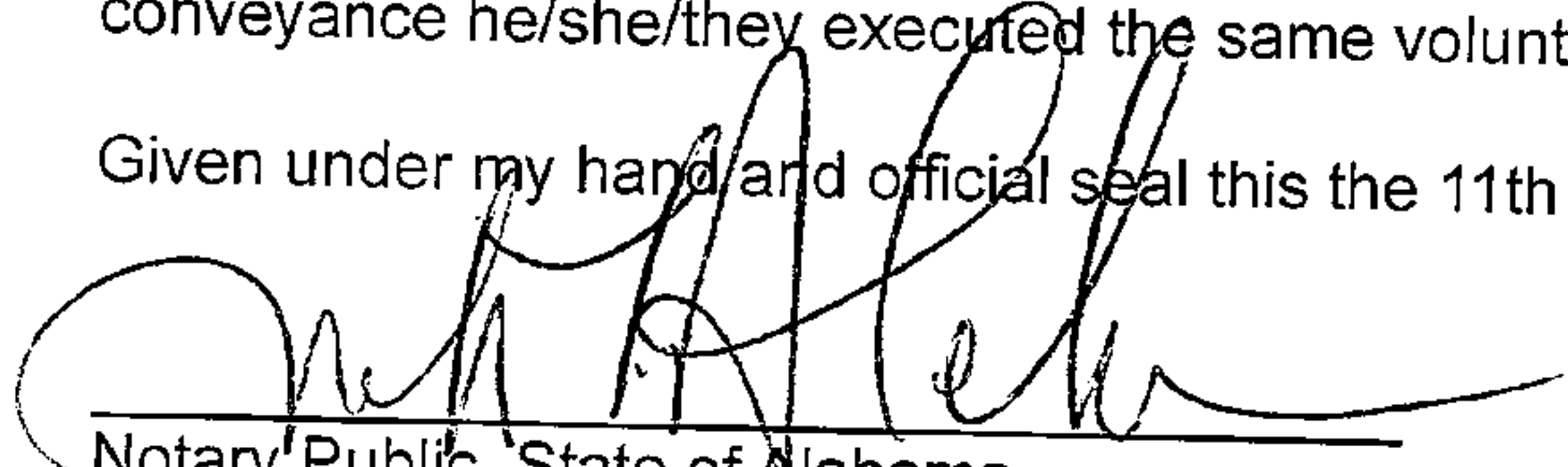

Cherie B. Atchison

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 B. Atchison and Cherie B. Atchison, 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 11th day of February, 2021.


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

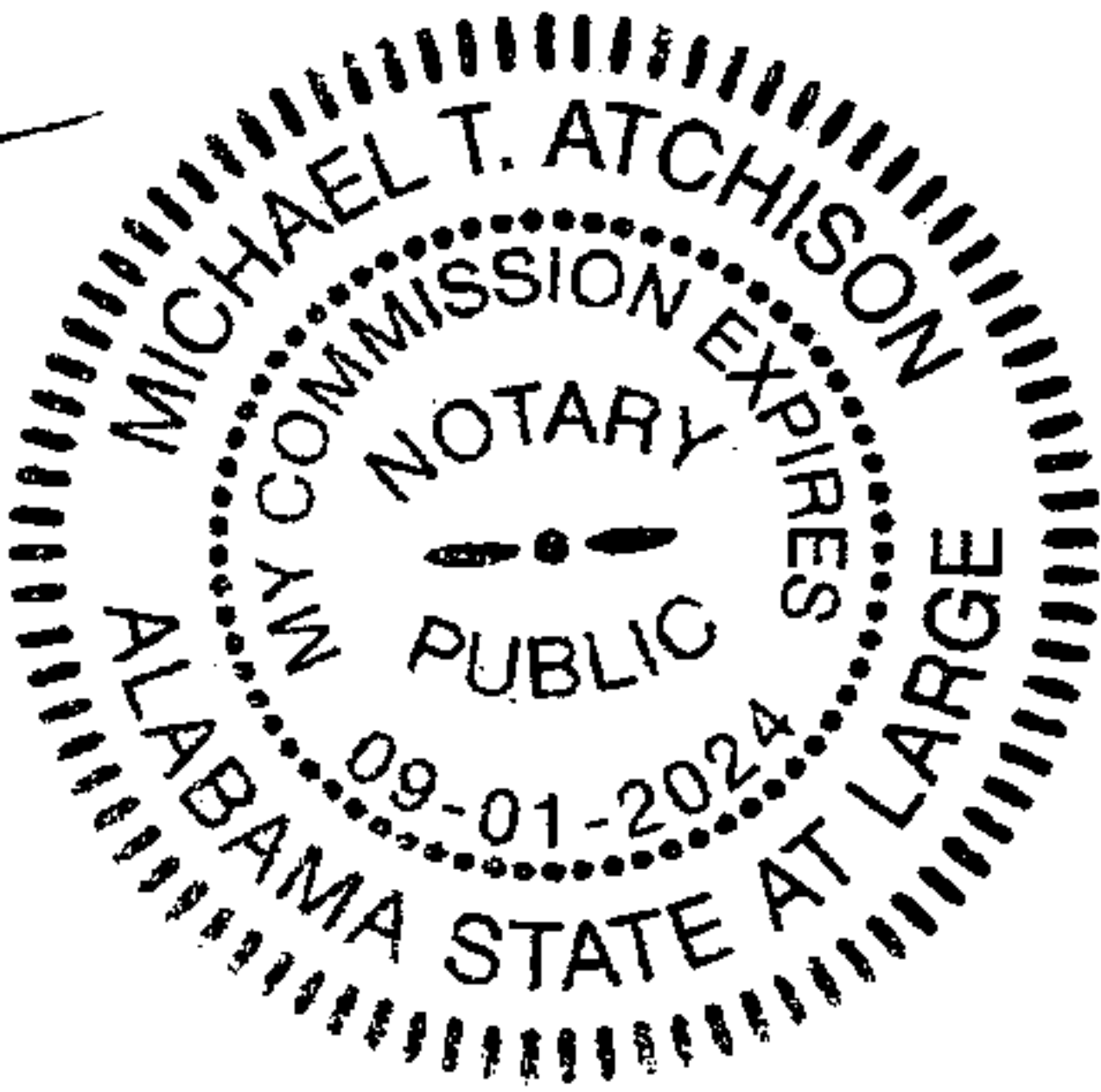


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL II:

Begin at the NW corner of the SW 1/4 of the NE 1/4 of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama; thence North 89 degrees 59 minutes 44 seconds East run 576.87 feet; thence South 0 degrees 00 minutes 58 seconds West for 228.96 feet; thence South 62 degrees 40 minutes 30 seconds West for 399.53 feet; thence South 11 degrees 40 minutes 12 seconds East for 221.47 feet to the Point of Beginning; thence South 75 degrees 23 minutes 46 seconds West for 94.46 feet; thence South 18 degrees 53 minutes 14 seconds East for 217.26 feet to the northerly R/W of Alabama State Highway 25; thence 69 degrees 49 minutes 49 seconds East along said R/W for 68.62 feet; thence North 11 degrees 38 minutes 49 seconds West for 205.53 feet to the Point of Beginning.

According to the Survey of Thomas E. Simmons LS# 12945, dated October 11, 2004.

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 B. Atchison Cherie B. Atchison	Grantee's Name	Higher Call Heating and Cooling, Inc.
Mailing Address	3556 Blue Springs Rd Wilsonville AL 35166	Mailing Address	P.O. Box 1022 Columbiana, AL 35051
Property Address	Hwy 25 Columbiana, AL 35051	Date of Sale	February 11, 2021
		Total Purchase Price	\$20,000.00
		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
xx	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.

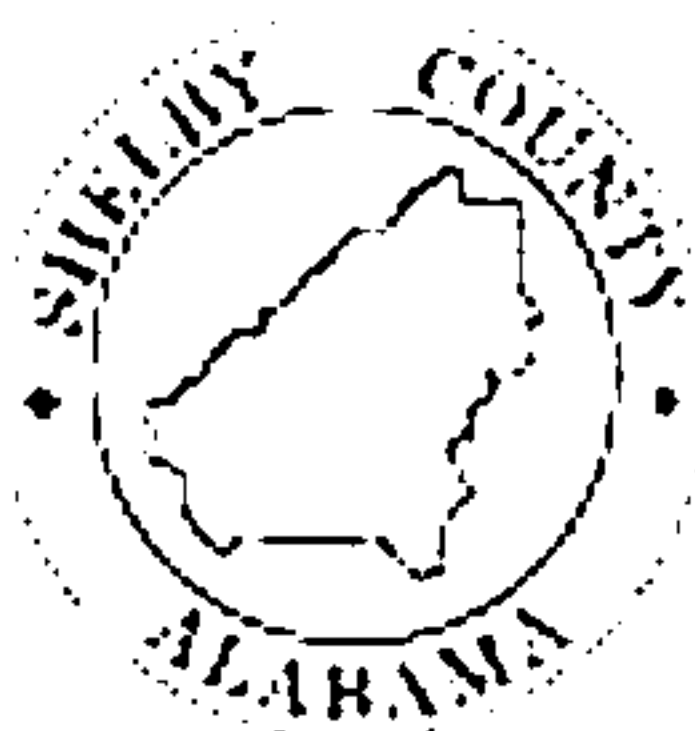
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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 12, 2021	Print	Richard B. Atchison
_____	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
02/18/2021 02:07:29 PM
\$48.00 CHARITY
20210218000082600

Allen S. Bayl