

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Anthony Van Morris and Virginia Glenn Morris, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Tori Lynn Wilson (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

The W $\frac{1}{2}$ of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ and the East 10 acres of the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 3, Township 21 South, Range 1 East.

LESS AND EXCEPT the following described parcels:

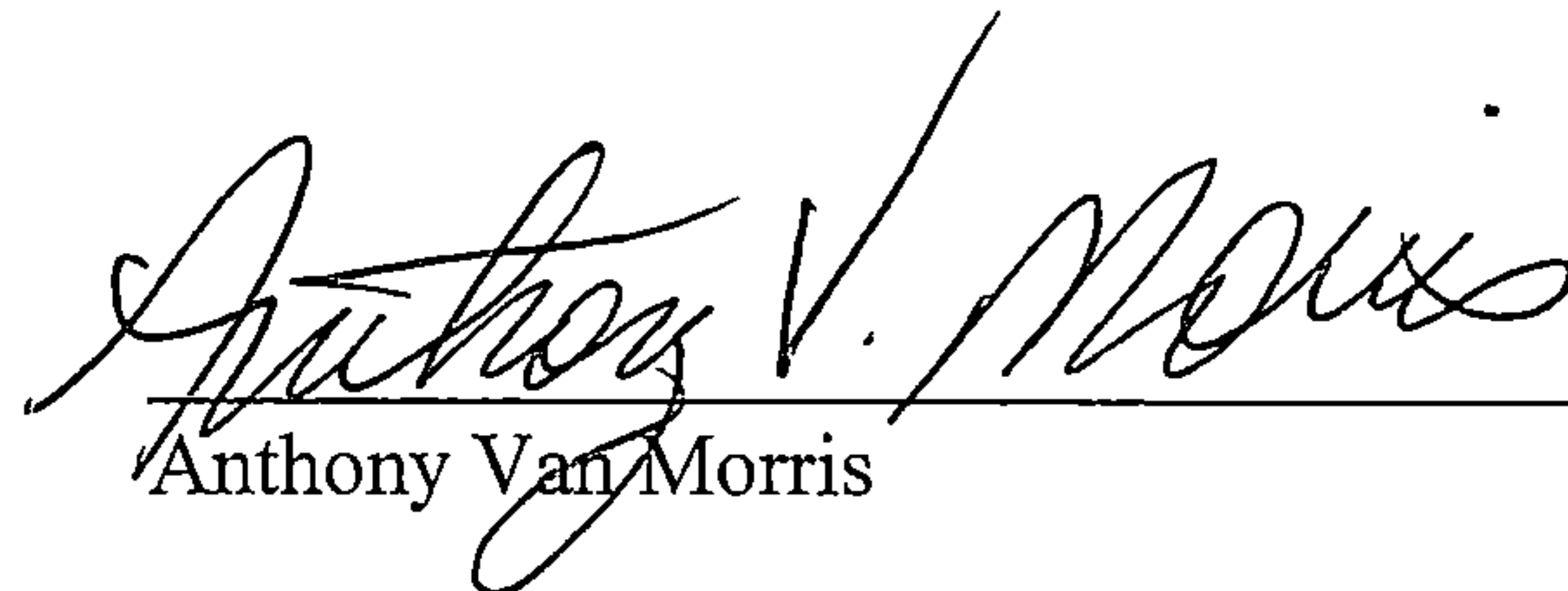
1. The South 270 feet of the above described property.
2. Part of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 3, Township 21 South, Range 1 East: Commence at the SE corner of said Section 3; thence run in a Westerly direction along the South boundary of said Section for 3347.98 feet to the Point of Beginning; thence turn an angle to the right 89 deg. 5 min. 28 sec. and run Northerly along the East boundary of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 3 for 629 feet; thence run Westerly parallel to the South Boundary of said Section 3 for 367 feet; thence run Southerly parallel to the East boundary of W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ for 629 feet; thence Easterly along the South line of said Section 3 for 367 feet, more or less, to the Point of Beginning.
3. Commence at the Southeast corner of Section 3, Township 21 South, Range 1 East, thence run westerly along the south boundary of said Section 3 for 3347.98 feet; thence turn an angle of 89 degrees 05 minutes 28 seconds to the right and run northerly for 794 feet to a point, being the point of beginning of the parcel of land herein devised; thence run Westerly parallel with the South boundary of said Section

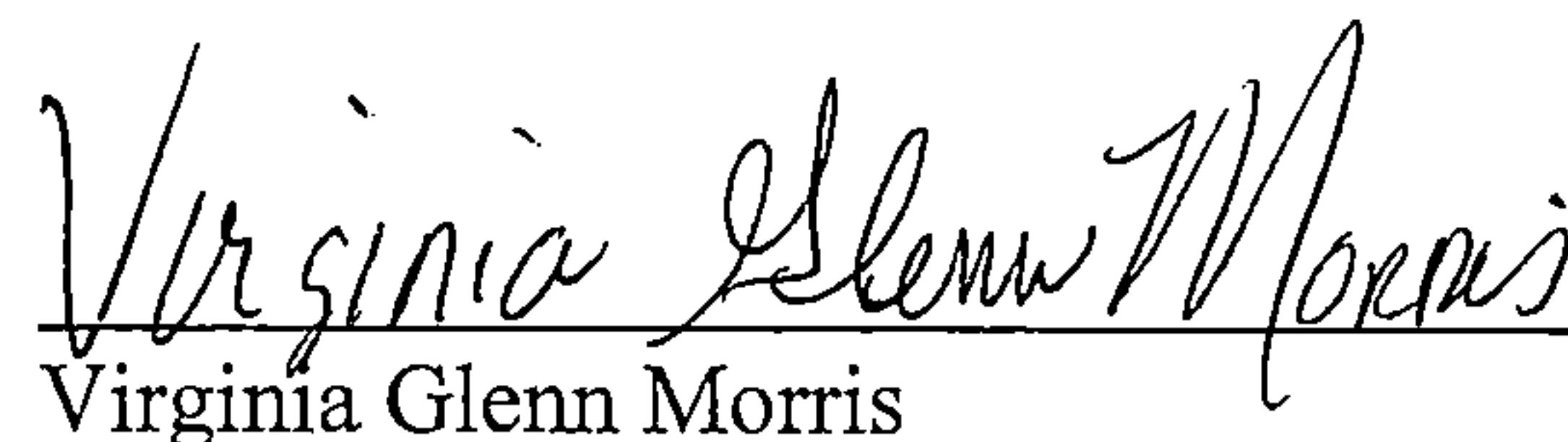
3 a distance of 367 feet; thence run Northerly parallel with the East boundary of the W ½ of the SE ¼ of the SW ¼ of said Section 3 a distance of 277.94 feet, more or less, to a point on the Westerly extension of the North line of the land conveyed to Michael W. Avery and Emily Kay Avery by deed recorded as Instrument #1994-06615 in the Probate Office of Shelby County, Alabama; thence run Easterly along the Westerly extension of the North line of said Avery land and then the North line of said Avery land a distance of 367 feet, more or less, to the Northeast corner of said Avery land; thence run Southerly along the East line of said Avery land and extension thereof and run 277.94 feet to the point of beginning. Less any of this parcel lying with the right of way-of Shelby County Hwy No. 431.


TO HAVE AND TO HOLD to the said GRANTEE and his, her, or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE, his, her or their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 12th day of March, 2021.


Anthony Van Morris

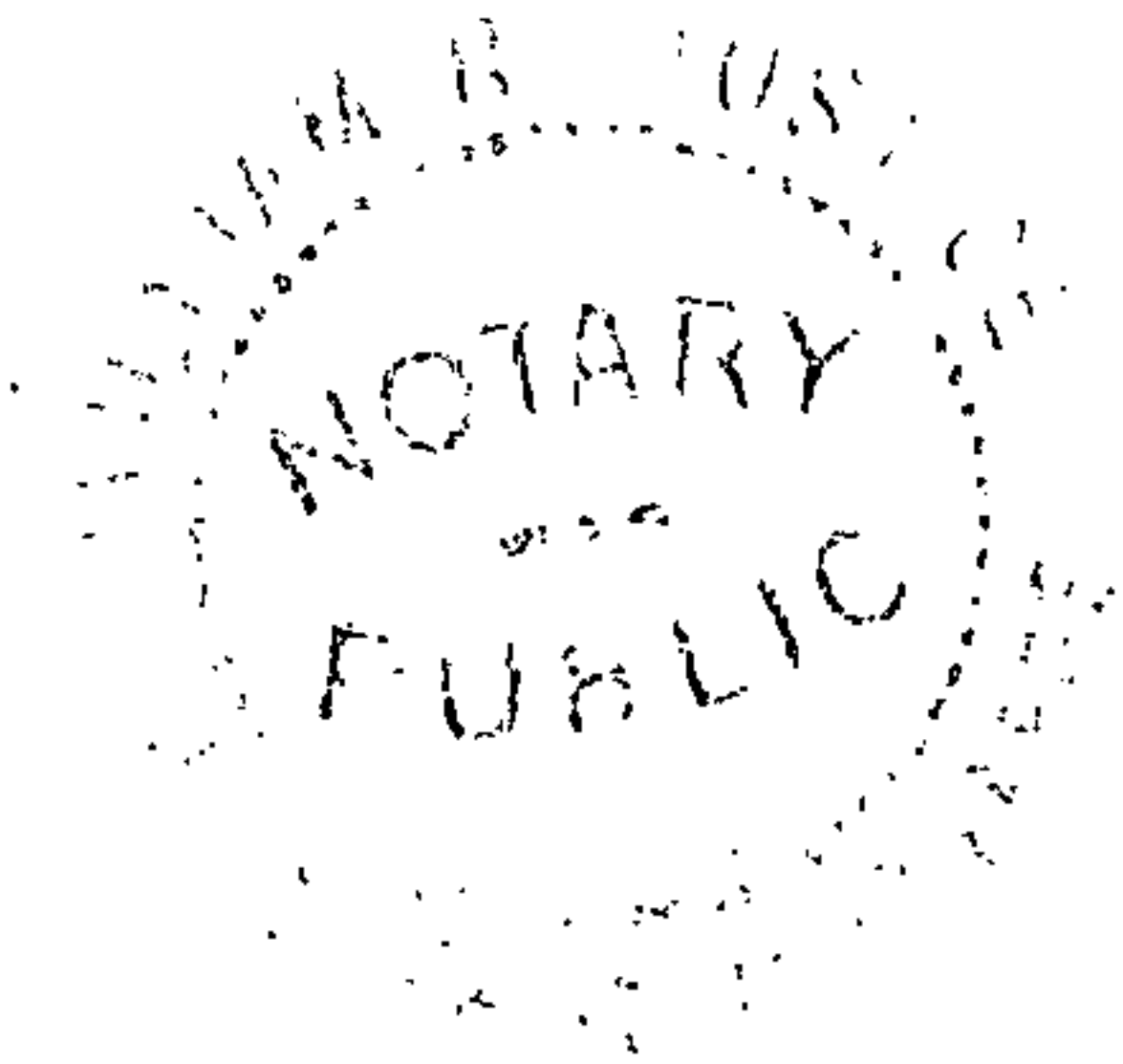

Virginia Glenn Morris


20210315000126940 2/4 \$245.50
Shelby Cnty Judge of Probate, AL
03/15/2021 09:11:04 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anthony Van Morris and Virginia Glenn Morris, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of March, 2021.



William R. Jentz
Notary Public

My commission expires: 9/12/23



20210315000126940 3/4 \$245.50
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Anthony Van Morris &
Mailing Address Virginia Glenn Morris
27805 Hwy 25
Wilsonville, AL 35186

Grantee's Name Tori Lynn Wilson
Mailing Address 65 Hwy 431
Wilsonville, AL 35186

Property Address _____

Date of Sale 3-12-21
Total Purchase Price \$ _____

or
Actual Value \$ 214,490

or
Assessor's Market Value \$ _____

Shelby County, AL 03/15/2021
State of Alabama
Deed Tax: \$214.50

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 assessor's current market value
☐ 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 3-12-21

Print Anthony Van Morris

Sign Anthony V. Morris

(Grantor/Grantee/Owner/Agent) circle one

Unattested _____

Verified by) _____



20210315000126940 4/4 \$245.50
Shelby Cnty Judge of Probate, AL
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Form RT-1