

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:
Kacey Walton Moore
Bronson Moore

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration **DOLLARS AND NO CENTS (\$0.00)**, 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, **Gary Walton, a married man and Raegan Redwine, a single woman** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Kacey Walton Moore and Bronson Moore** (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.
3. Property constitutes no part of the homestead of the Grantor herein or their spouses.

Grantors herein are all the heirs at law of Elvis E. Walton and wife, Wilma Walton.

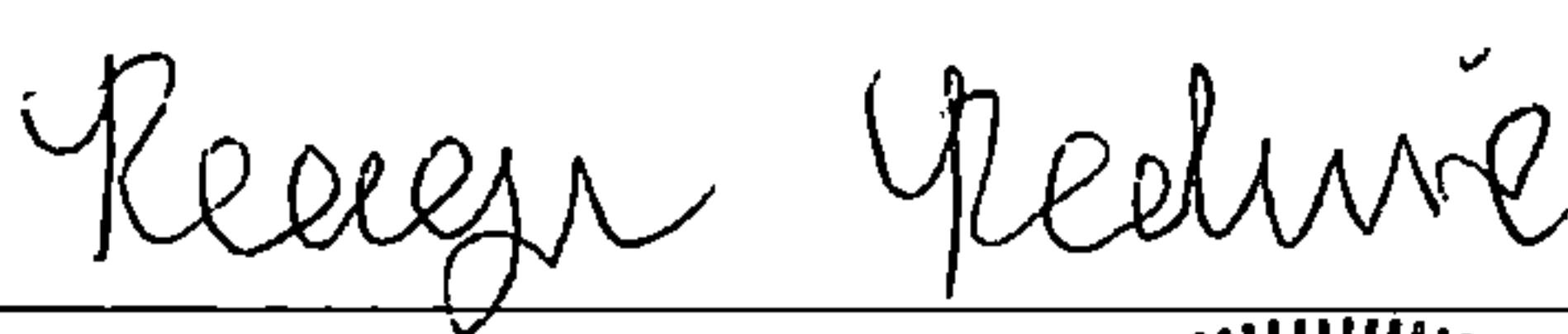
TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) 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 29 day of MARCH 2021.

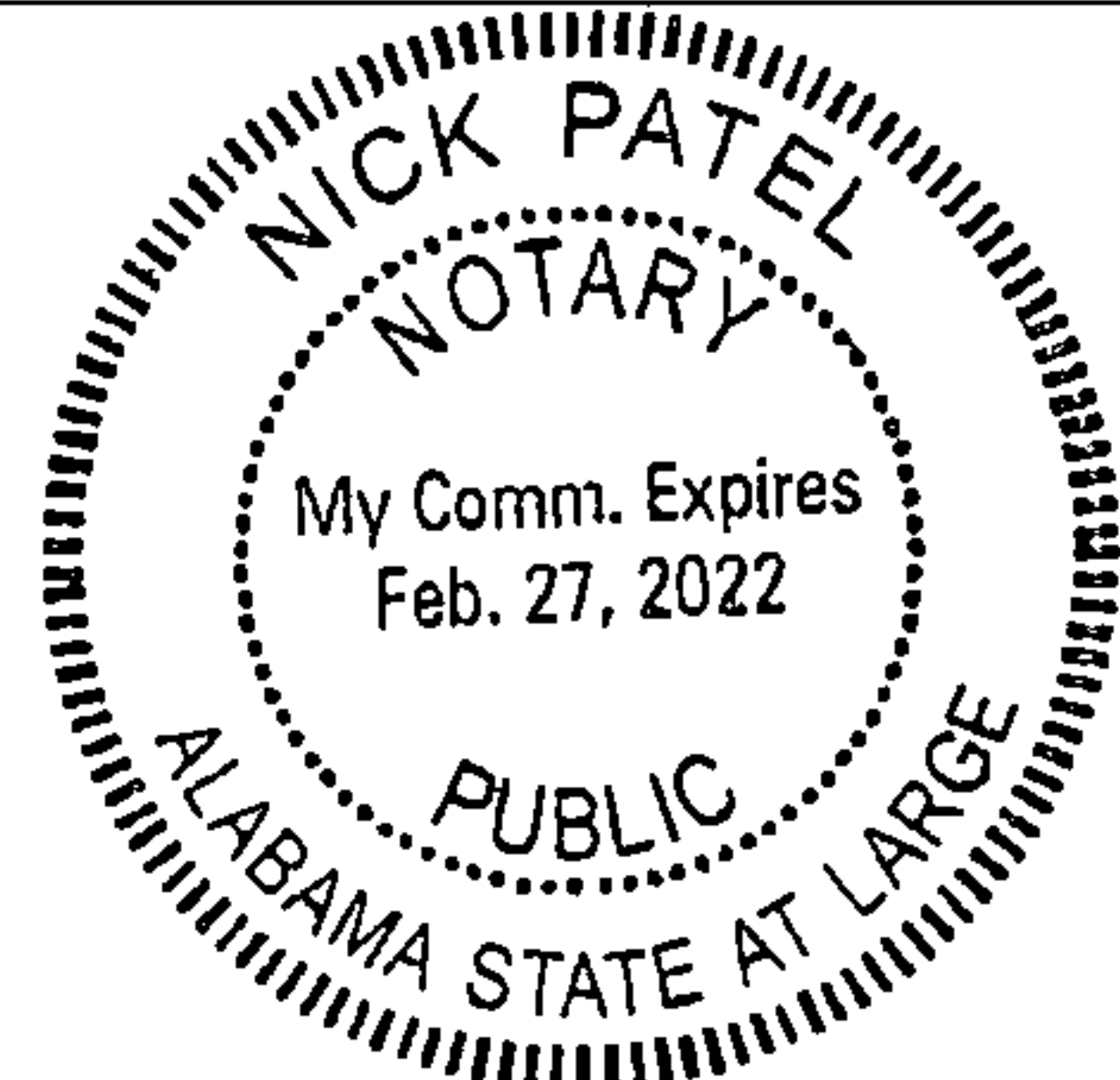
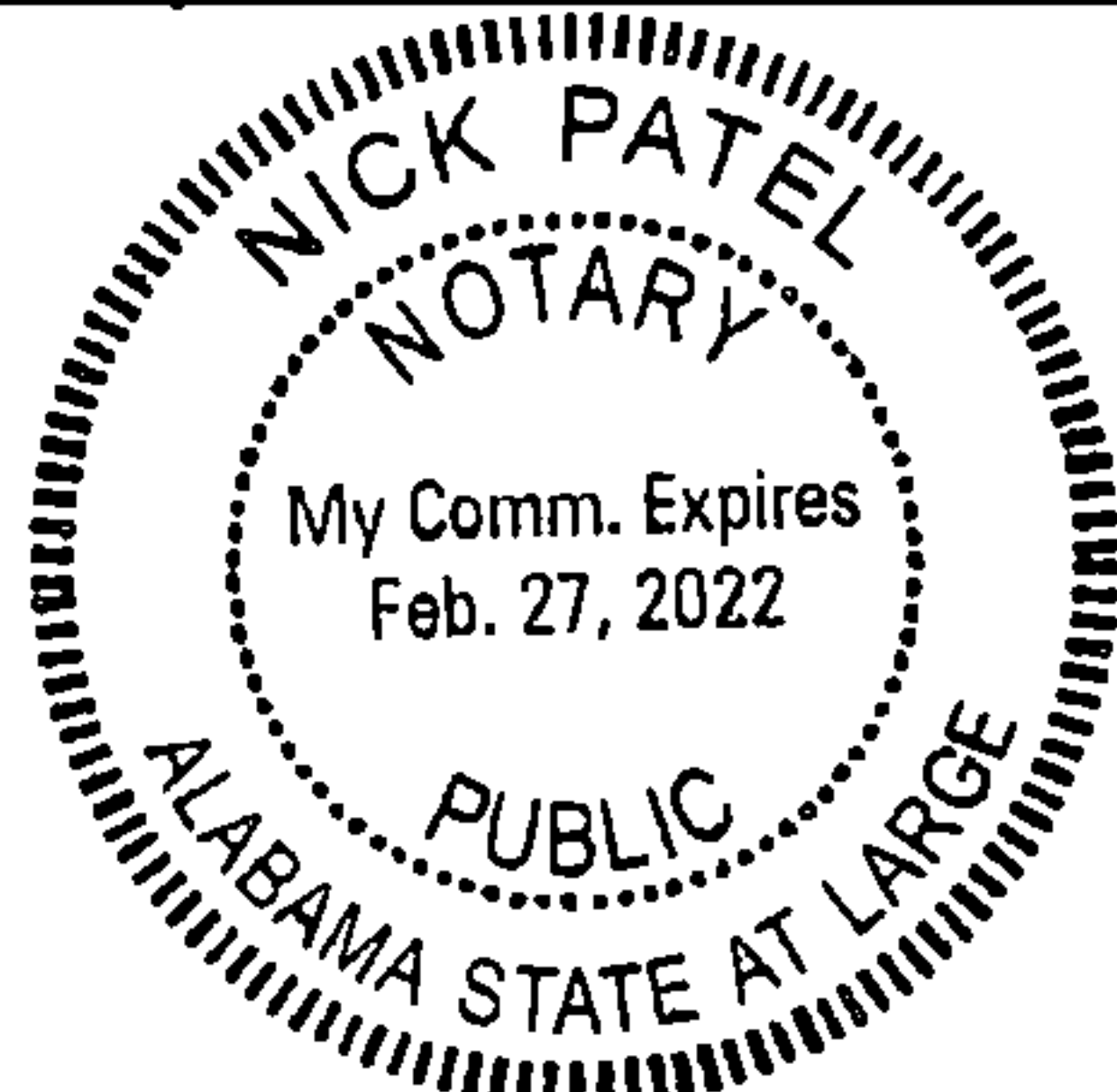


Gary Walton



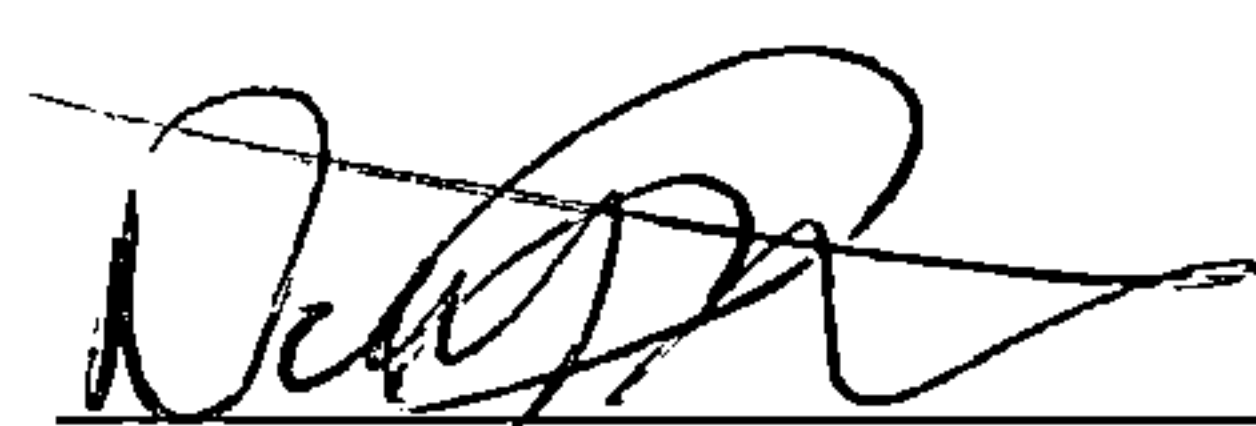
Reagan Redwine

STATE OF ALABAMA)
COUNTY OF SHELBY)



I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify **Gary Walton**, 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 29th day of March, 2021.



Notary Public
My Commission Expires: 02/27/2022

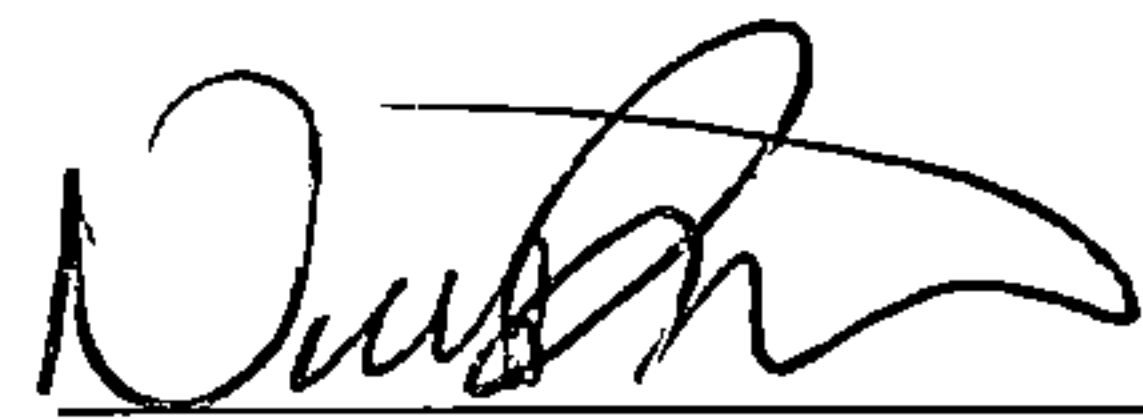

20210329000154960 1/4 \$41.00
Shelby Cnty Judge of Probate, AL
03/29/2021 01:19:25 PM FILED/CERT

Shelby County, AL 03/29/2021
State of Alabama
Deed Tax: \$10.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify **Reagan Redwine**, 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 29th day of March, 2021.



Notary Public
My Commission Expires: 02/27/2022

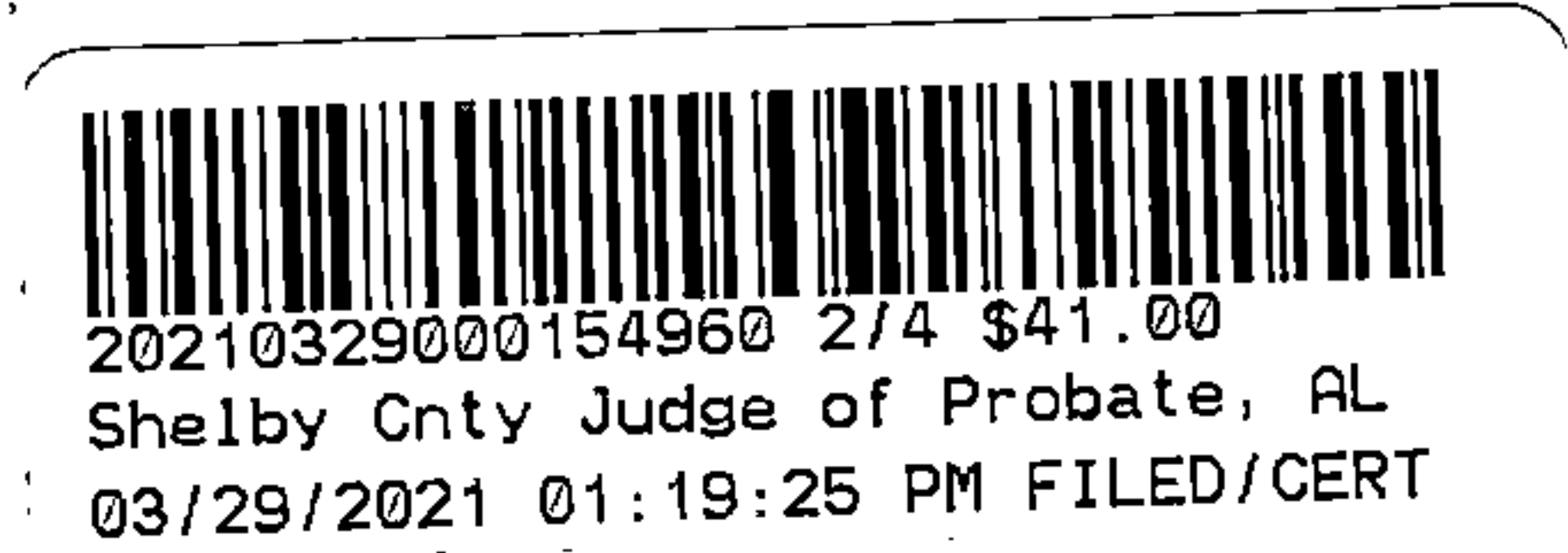


EXHIBIT “A” – LEGAL DESCRIPTION

Commence at the NE corner of Lot 1 Elvis Walton Subdivision as recorded in Map Book 28, Page 13 in the office of the Judge of Probate in Shelby County, Alabama; thence S 60°36'04" W along the north line of Lot 1 a distance of 67.96 feet to a rebar capped RCFA; thence S 89°28'44" E along the north line of Lot 1 for a distance of 419.95 feet to a rebar capped RCFA; thence S 72°38'34" E a distance of 135.28 feet to a rebar capped EDG and the POINT OF BEGINNING; thence continue along the last described course a distance of 314.45 feet to a rebar capped EDG on the western right-of-way of Shelby County Hwy 32, said point also being on a curve to the right having a central angle of 1°23'25" and a radius of 9,460.00 feet, said curve subtended by a chord bearing S 18°04'21" W and a chord distance 229.54 feet; thence along the arc of said curve and along said right-of-way a distance of 229.54 feet to a rebar capped EDG; thence S 18°45'03" W, continuing along said right of way for 364.76 feet to a rebar capped EDG; thence N 62°20'37" W, leaving said right of way for a distance of 238.90 feet to a rebar capped EDG; thence N 40°14'41" W for a distance of 281.68 feet to a rebar capped EDG; thence N 40°21'37" E for a distance 435.33 feet to the POINT OF BEGINNING.



20210329000154960 3/4 \$41.00
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 Gary Walton Grantee's Name Kacey Moore
Mailing Address 2387 Highway 32 Mailing Address 217 Arbor Court
Columbiana, AL 35051 Sterrett, AL 35147

Property Address 2249 Highway 32 Date of Sale _____
Total Purchase Price \$10,000
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 3/29/2021 Print Kacey Moore
Unattested _____ Sign Kacey Moore
(Grantor/Grantee/Owner/Agent) circle one

20210329000154960 4/4 \$41.00
Shelby Cnty Judge of Probate, AL
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Form RT-1