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03/31/2021 03:50:30 PM
DEEDS 1/3

SEND TAX NOTICE TO:

Christopher M. Preston and Michelle D. Preston
105 Center Street
Columbiana, AL 35051

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2100213

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Two Hundred Eighty Six Thousand and 00/100 Dollars (\$286,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **William Dwaine Wideman and Janice Y. Wideman, a married couple**, whose address is **303 Fox Lane, Columbiana, AL 35051** (hereinafter "Grantor", whether one or more), by **Christopher M. Preston and Michelle D. Preston**, whose address is **105 Center Street, Columbiana, AL 35051** (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Christopher M. Preston and Michelle D. Preston, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **105 Center Street, Columbiana, AL 35051**, to-wit:

The East ½ of Lots 4, 5, and 6, in Block 4, of J.W Johnston Subdivision of the Town of Columbiana, Shelby County, Alabama.

Lot 9, of Block 4, according to J.W. Johnston's Addition to the Town of Columbiana, Alabama.

Also, Lots 7 and 8, of Block 4, according to J.W. Johnston's Addition to the Town of Columbiana, Alabama, more particularly described as follows:

Beginning at a point 275 feet East of the Northwest corner of the Columbiana Grammar School lot on the East line of Thompson Street, which point on said street is 300 feet South of the Intersection of the South line of Center Street with the East line of Thompson Street; thence run in a Southeasterly direction with the East line of said school lot for 115 feet to a point; thence in a Northeasterly direction 340 feet to the Northeast corner of Lot 12, in Block 4, of Johnston's Addition to Columbiana, as shown by said map; thence run North along the East line of said subdivision and the West line of Nelson Street 150 feet, more or less, to the Southeast corner of Lot 8 in said Block 4 to the point of beginning; thence continue North along the East line of said subdivision and the West line of said street 100 feet to the South line of Center Street; thence along same West 120 feet to the Northwest corner of Lot 7 in said Block 4; thence South along the West line of Lots 7 and 8 in said subdivision and along the East line of an alley 100 feet; thence East along the South line of Lot 8 in said subdivision 120 feet to the point of beginning.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$224,796.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantees, and Grantee's heirs, executors, administrators, and assigns forever. The Grantors do for Grantors and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantees, and Grantee's heirs, executors, administrators and assigns, that Grantors are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; that Grantors will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantees, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set their signature and seal on this 30th day of March, 2021.

William Dwaine Wideman
William Dwaine Wideman

Janice Y. Wideman
Janice Y. Wideman

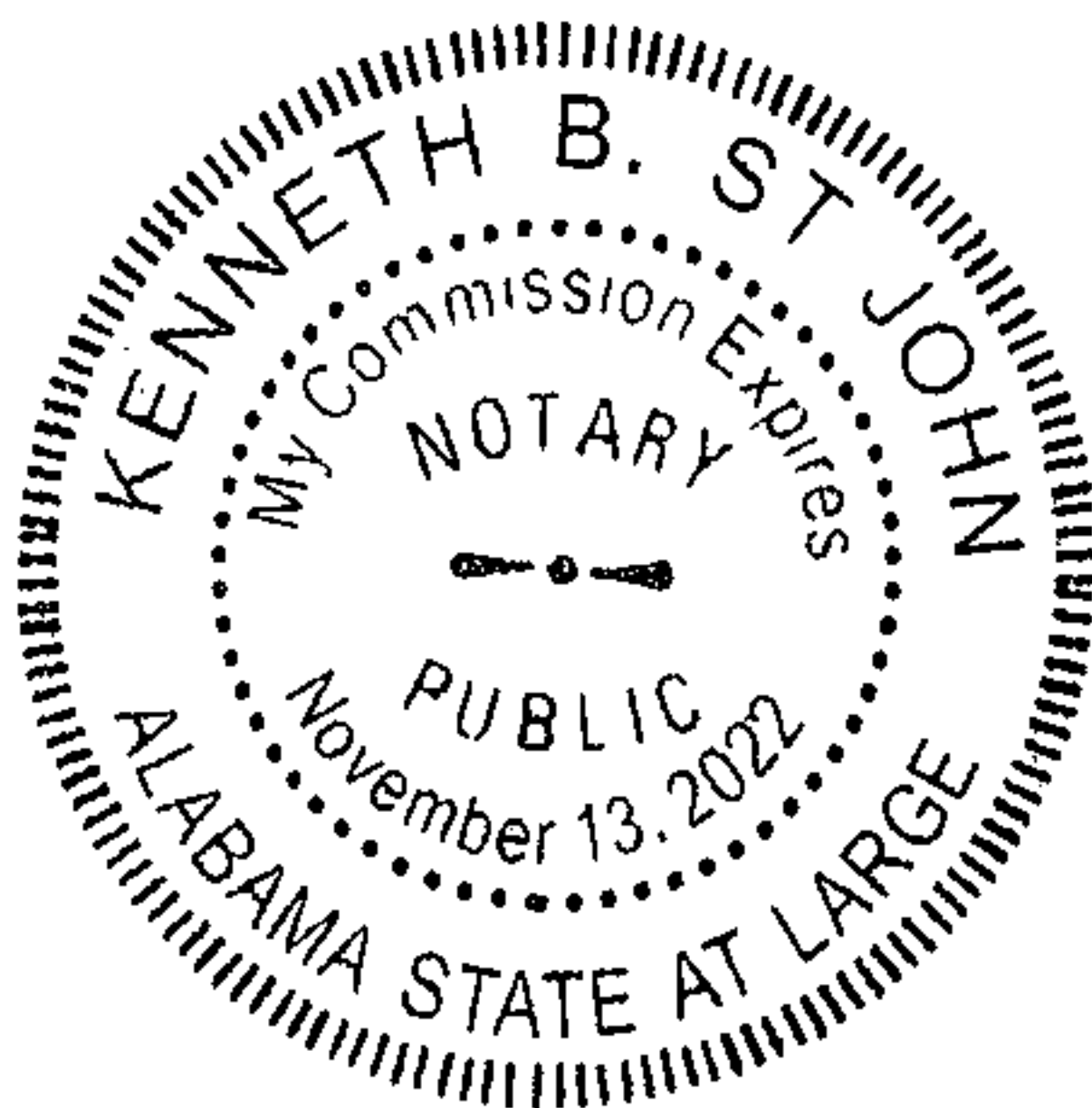
State of Alabama

County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, William Dwaine Wideman and Janice Y. Wideman, a married couple, 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 on this 30th day of March, 2021.

Kenneth B. St John
Notary Public : Kenneth B. St John
My Commission expires: 11/13/2022



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

| | | | |
|------------------|--|-------------------------|---|
| Grantor's Name | <u>William Dwain Wideman and Janice Y. Wideman</u> | Grantee's Name | <u>Christopher M. Preston and Michelle D. Preston</u> |
| Mailing Address | <u>303 Fox Lane</u> | Mailing Address | <u>105 Center St Columbiana AL 35051</u> |
| | <u>Columbiana AL 35051</u> | | |
| Property Address | <u>105 Center St Columbiana AL 35051</u> | Date of Sale | <u>3-30-21</u> |
| | | Total Purchase Price | <u>\$ 286,000</u> |
| | | or | |
| | | Actual Value | <u>\$</u> |
| | | or | |
| | | Assessor's Market Value | <u>\$</u> |

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)

| | |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> 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 3-31-21Print Skyler Murphy☐ Unattested

(verified by)

Sign

(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
 03/31/2021 03:50:30 PM
 \$89.50 CHERRY
 20210331000160440

Allen S. Bayl