

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Patrick Clint Channell
8181 Hwy 13
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SEVEN THOUSAND DOLLARS AND ZERO CENTS (\$7,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Randy Selman, a single man (herein referred to as Grantors)***, grant, bargain, sell and convey unto, ***Patrick Clint Channell (herein referred to as Grantee)***, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

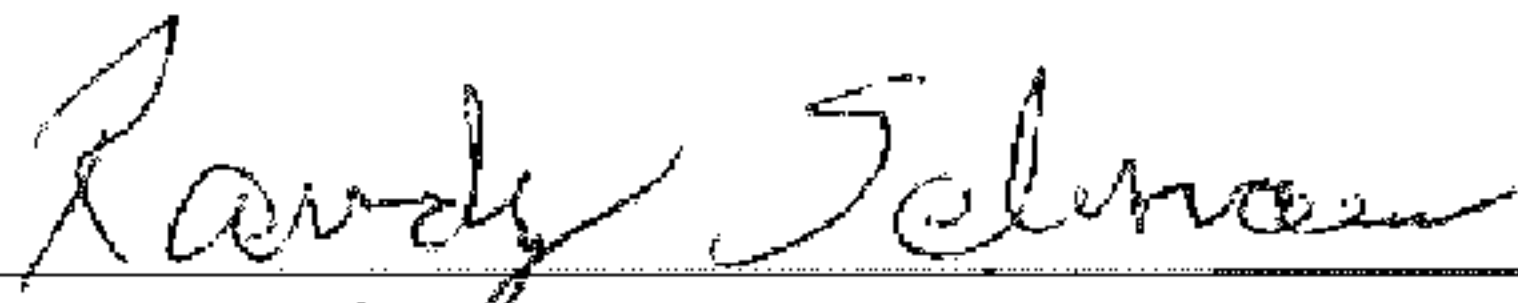
SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2021.
2. Easements, restrictions, rights of way, and permits of record

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, 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 2nd day of April, 2021.

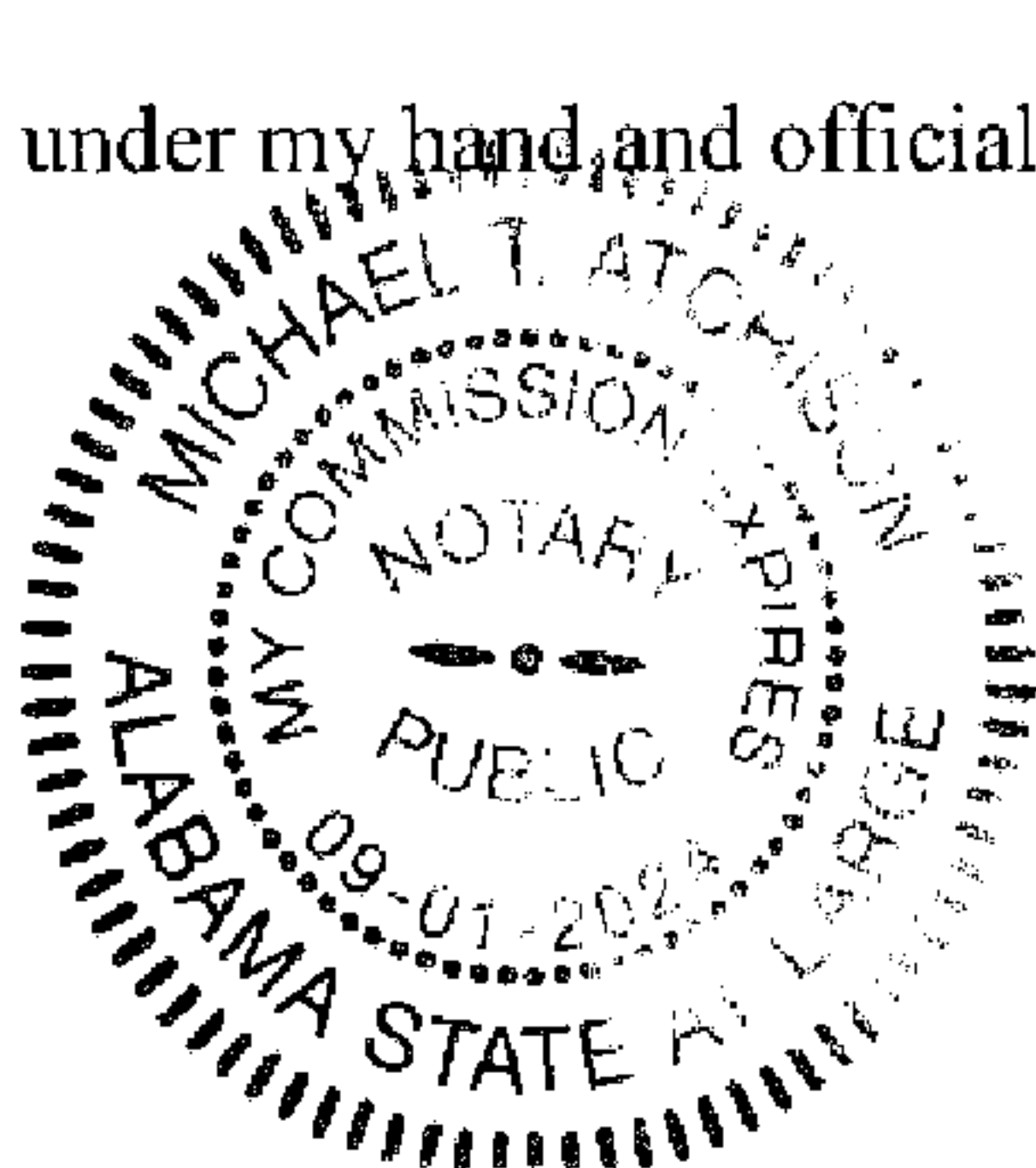


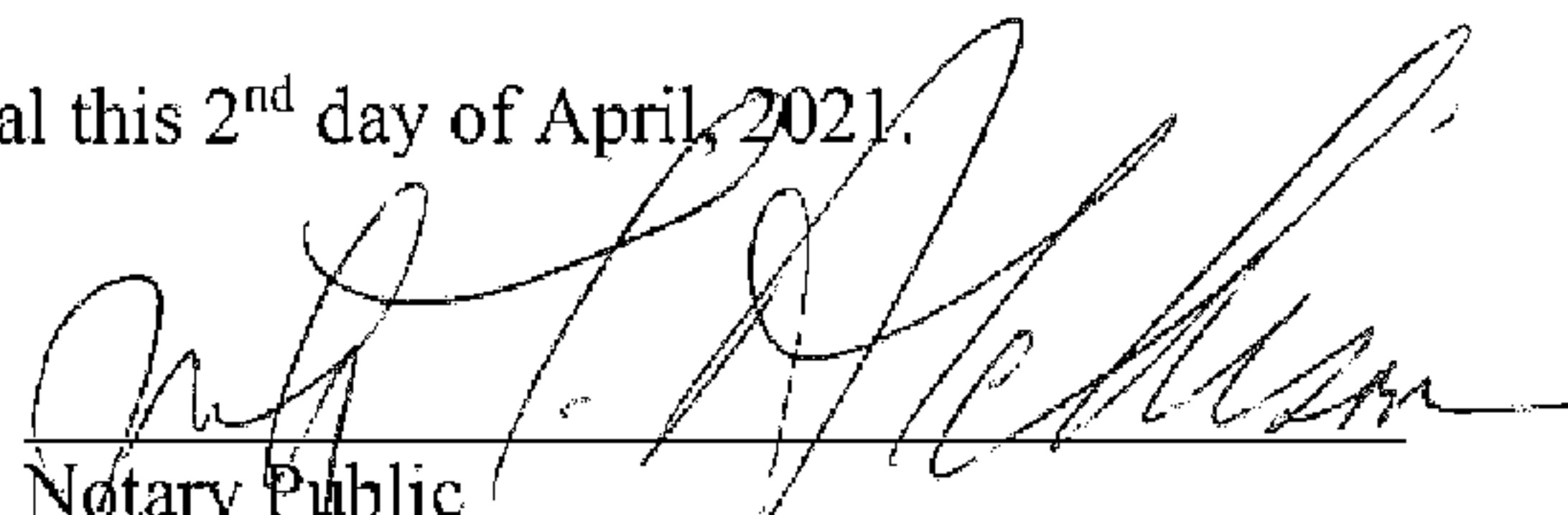
Randy Selman

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Randy Selman***, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of April, 2021.





Notary Public
My Commission Expires

EXHIBIT "A"

TRACT 2:
 COMMENCE AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN EASTERLY ALONG SAID 1/4 - 1/4 OF SECTION FOR 23.12 FEET TO A POINT; THENCE CONTINUE ALONG SAME COURSE FOR 329.35 FEET AND SAID 1/4 - 1/4 SECTION TO THE POINT OF BEGINNING OF TRACT 2. SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY OF HICKORY HILLS LANE; THENCE RUN SOUTH 59 DEGREES 39 MINUTES 36 SECONDS WEST FOR 29.01 FEET TO A POINT, SAID POINT BEING ON A CURVE TO THE RIGHT, SUBTENDING A CENTRAL ANGLE OF 11 DEGREES 16 MINUTES 27 SECONDS AND HAVING A RADIUS OF 325.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE FOR 70.01 FEET AND NORTHERLY RIGHT OF WAY OF HICKORY HILLS LANE TO THE END OF SAID CURVE; THENCE RUN SOUTH 47 DEGREES 20 MINUTES 22 SECONDS EAST FOR 86.58 FEET ALONG THE NORTHERLY RIGHT OF WAY OF HICKORY HILLS LANE TO A POINT ON A CURVE TO THE RIGHT SUBTENDING A CENTRAL ANGLE OF 22 DEGREES 57 MINUTES 21 SECONDS AND HAVING A RADIUS OF 250.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND NORTHERLY RIGHT OF WAY OF HICKORY HILLS LANE FOR 100.16 FEET; THENCE RUN SOUTH 69 DEGREES 24 MINUTES 13 SECONDS WEST FOR 6.60 FEET TO A POINT ON A CURVE TO THE LEFT SUBTENDING A CENTRAL ANGLE OF 17 DEGREES 50 MINUTES 28 SECONDS AND HAVING A RADIUS OF 368.30 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND NORTHERLY RIGHT OF WAY OF HICKORY HILLS LANE FOR 77.82 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 01 DEGREES 02 MINUTES 53 SECONDS WEST FOR 201.66 FEET TO A POINT, SAID POINT IS ON THE NORTHERLY LINE OF SAID 1/4 - 1/4 SECTION; THENCE RUN NORTH 89 DEGREES 50 MINUTES 09 SECONDS EAST FOR 304.25 FEET ALONG SAID 1/4 - 1/4 SECTION TO THE POINT OF BEGINNING. LESS AND EXCEPT ANY ROAD RIGHT OF WAY.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/02/2021 09:29:46 AM
\$35.00 MIST
20210402000164330

20210402000164330 04/02/2021 09:29:46 AM DEEDS 3/3

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Randy Selman
Mailing Address 108 Lake Lane
Blount AL 35007

Grantee's Name Patrick Clint Channell
Mailing Address 8181 Hwy 17
Helen AL 35000

Property Address _____
None

Date of Sale 4-1-21
Total Purchase Price \$ 7000
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 4-1-21

Print Randy Selman

Unattested

Sign Randy Selman

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1