

20210412000181120 1/3 \$183.50  
Shelby Cnty Judge of Probate, AL  
04/12/2021 10:37:38 AM FILED/CERT

**This Document Prepared By:**  
Gregory D. Harrelson, Esq.  
Harrelson Law Firm, LLC  
101 Riverchase Pkwy East  
Hoover, AL 35244

**Send Tax Notice To**  
Michael W. Taunton  
Karen Taunton  
1152 Whisenhunt Rd  
Chelsea, AL 35043

**WARRANTY DEED**

STATE OF ALABAMA            )  
  )  
COUNTY OF SHELBY        )     **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of One Hundred Fifty Five Thousand One Hundred and 00/100 Dollars (\$155,100.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Alabama Land Partners, LLC, an Alabama limited liability company, (herein referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Michael W. Taunton and Karen Taunton, husband and wife, (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit "A" Legal Description

Subject to:

1. Ad valorem taxes due and payable October 1, 2021 and all subsequent years thereafter;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
4. Current Zoning and Use Restrictions.

TO HAVE AND TO HOLD unto the said Grantees, their heirs, successors and assigns, forever.  
And the Grantor does for itself and for its successors and assigns covenant with the said Grantee, its heirs, successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor, by its duly authorized member, has hereunto set its hand and seal this the 5th day of April, 2021.

Alabama Land Partners, LLC

  
By: John Lawley  
Its Member

STATE OF ALABAMA    )  
COUNTY OF SHELBY    )

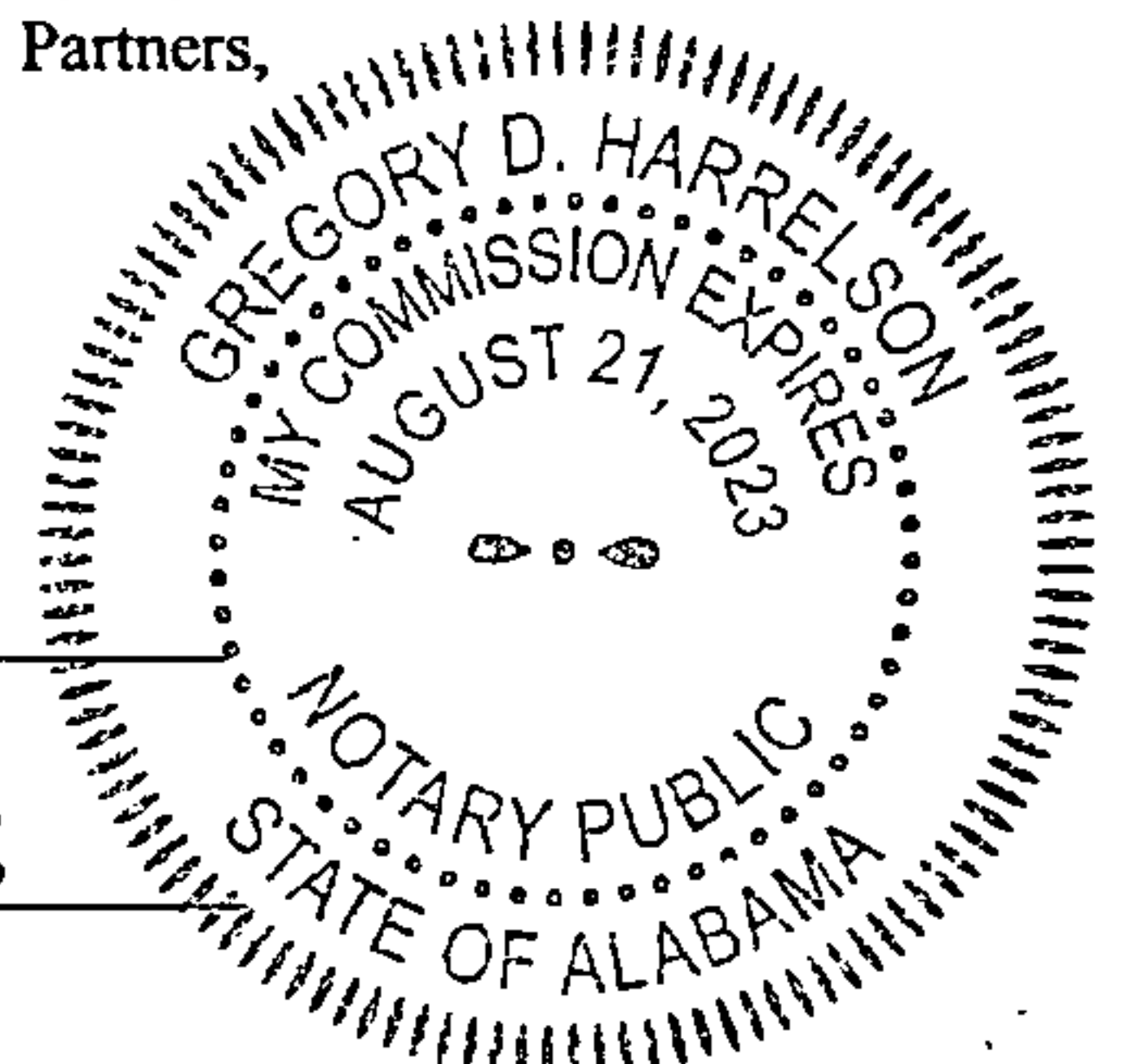
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John Lawley, whose name as Member of Alabama Land Partners, LLC is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Member and with full authority executed the same voluntarily for and as the act of Alabama Land Partners, LLC on the day the same bears date.

Given under my hand and official seal, this 5th day of April, 2021.

  
NOTARY PUBLIC

My Commission Expires: 8/21/23

Shelby County, AL 04/12/2021  
State of Alabama  
Deed Tax: \$155.50



## **EXHIBIT "A"**

### **Legal Description:**

**A parcel of land situated in the NW 1/4 of the NW 1/4 of Section 1 Township 20 South, Range 1 West, and the SW 1/4 of the SW 1/4 of Section 36, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:**

**Begin at a 1/2" rebar capped SWH at the SW corner of the NW 1/4 of the NW 1/4 of Section 1 Township 20 South, Range 1 West, Shelby County, Alabama; thence N 0°57'21" E along the west line of said 1/4-1/4 section a distance of 1334.67 feet to a 3/4 Crimp at the SW corner of the SW 1/4 of the SW 1/4 of Section 36, Township 19 South, Range 1 West; thence N 1°22'47" W along the west line of said 1/4-1/4 section a distance of 1321.16 feet to a 1/2" rebar at the NW corner of said 1/4-1/4 section; thence N 89°39'09" E along the north line of said 1/4-1/4 section a distance of 648.48 feet to a 1/2 rebar capped EDG on the west bank of Little Creek; thence southerly along the west bank of Little Creek (having a chord bearing of S 15°39'18" E and a chord distance of 1357.51 feet) a distance of 2948 feet more or less to a 1/2" rebar capped EDG on the north line of the NW 1/4 of the NW 1/4 of Section 1 Township 20 South, Range 1 West; thence N 88°58'40" E along the north line of said 1/4-1/4 section a distance of 23.24 feet to the centerline of Little Creek; thence southerly along the centerline of Little Creek (having a chord bearing S 7°37'45" E and a chord distance of 1341.95 feet) a distance of 2654 feet more or less to the south line of said 1/4-1/4 section; thence S 88°56'18" W along the south line of said 1/4-1/4 section a distance of 1206.84 feet to the POINT OF BEGINNING.**



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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 Alabama Land Partners LLC  
Mailing Address 120 Bishop Circle  
Pelham, AL 35124

Grantee's Name Michael W. Taunton  
Mailing Address Karen Taunton  
1152 Whisenhunt Rd  
Chelsea, AL 35043

Property Address See Legal Description on Deed

Date of Sale 04/05/2021  
Total Purchase Price \$ 155,100  
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)

- |   |                                      |
|---|--------------------------------------|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal   |
| <input checked="" 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 4/5/2021

Print John Lawley

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1