

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:
Hobart Shaw and Judy Shaw
897 Hwy 336
Chelsea, Al 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration **SEVENTY FIVE THOUSAND SEVEN HUNDRED FIFTEEN DOLLARS AND NO CENTS (\$75,715.00)**, 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, **Hobart W. Shaw and Judy W. Shaw, husband and wife (herein referred to as Grantor)** grant, bargain, sell and convey unto **Kelly Shaw Nielson and Kerry Wayne Shaw (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT "A" – LEGAL DESCRIPTION

Grantors reserve a life estate in and to the described property herein.

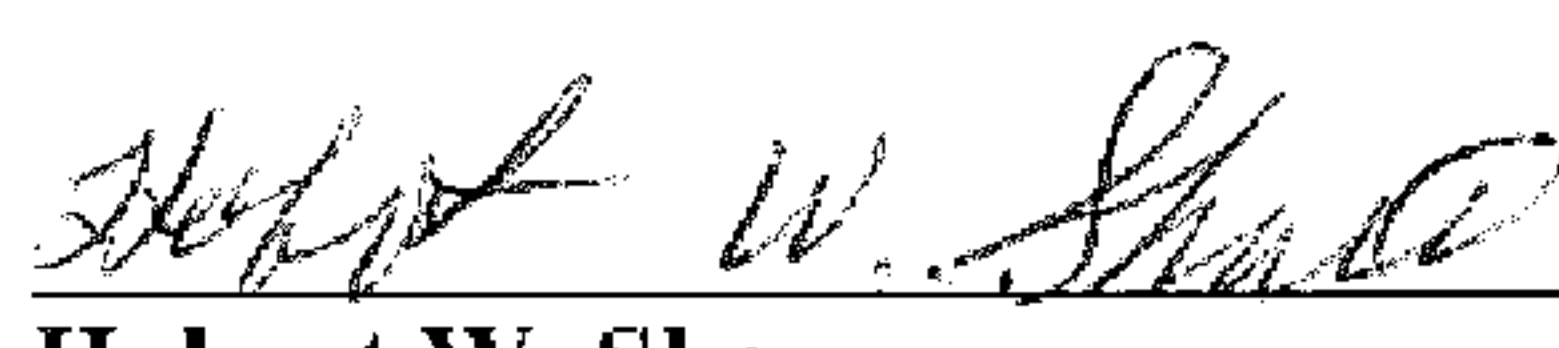
SUBJECT TO:

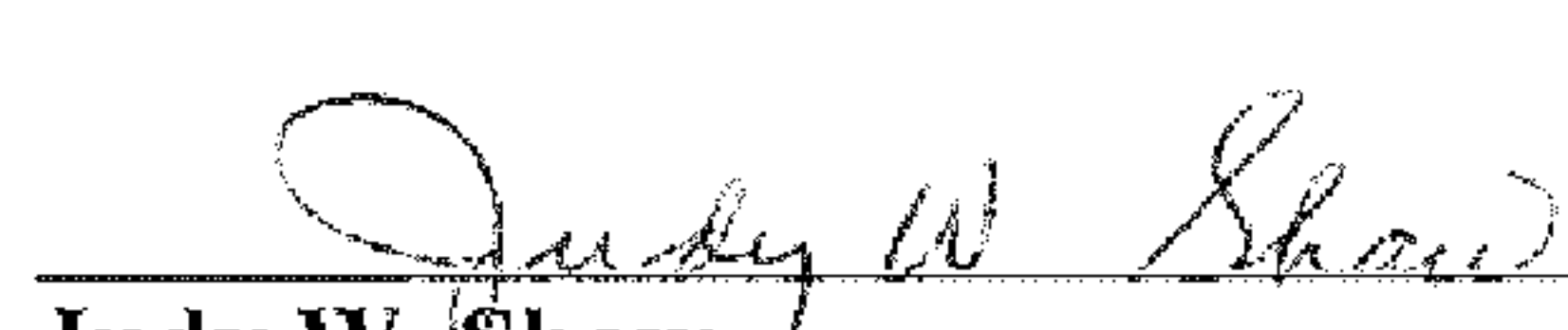
1. Ad valorem taxes due and payable October 1, 2021.
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD 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 13th day of April 2021

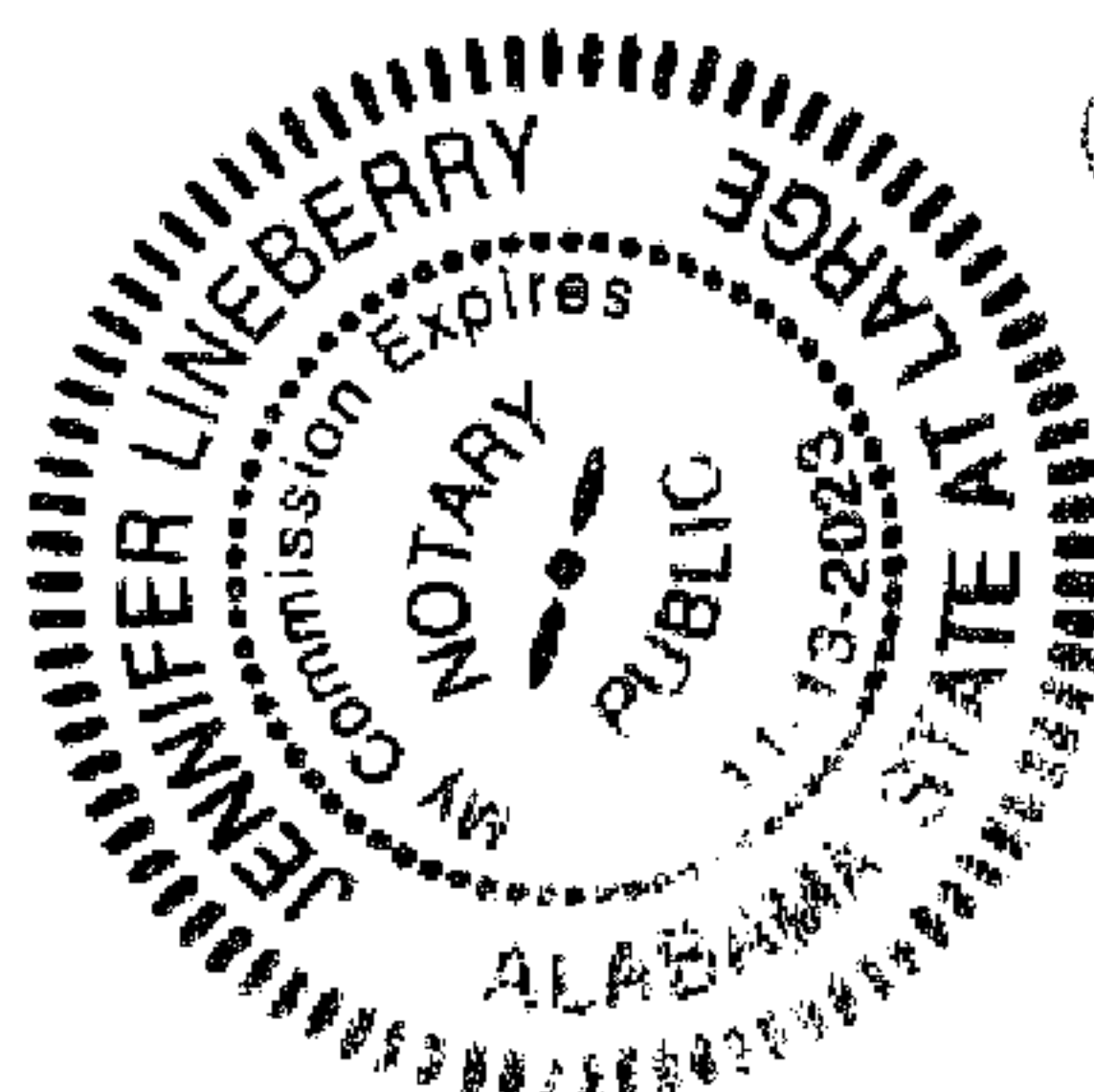

Hobart W. Shaw


Judy W. Shaw

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify **Hobart W. Shaw and Judy W. Shaw**, 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 13th day of April, 2021.




Notary Public
My Commission Expires: 11-13-2023

EXHIBIT "A" – LEGAL DESCRIPTION

A lot in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 20 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the SW corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 20 South, Range 2 West; thence run East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 210.82 feet to the point of beginning; thence continue East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 125.00 feet; thence turn an angle of 90 deg. 53 min. to the left and run a distance of 418.23 feet; thence turn an angle of 109 deg. 19 min. to the left and run a distance of 132.44 feet; thence turn and angle of 70 deg. 41 min. to the left and run a distance of 372.49 feet to the point of beginning. Situated in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 20 South, Range 2 West.

Also begin at the SW corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 20 South, Range 2 West; thence run along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 263.91 feet to the South R.O.W. line of a county public road; thence turn an angle of 61 deg. 08 min. to the right and run along said R.O.W. line a distance of 94.42 feet to the P.C. of a R.O.W. curve, thence continue in the same direction along said R.O.W. curve (whose Delta angle is 7 deg. 38 min to the right, Radius is 1417.42 feet, Tangent distance is 94.55 feet, Length of arc is 188.83 feet) to the P.T. of said R.O.W. curve; thence continue in the same direction along said R.O.W. line a distance of 144.93 feet to the P.C. of a R.O.W. curve; thence continue along said R.O.W. curve; thence continue along said R.O.W. curve (whose Delta angle is 33 deg. 00 min. to the left, Radius is 275.52 feet, Tangent distance is 81.61 feet, Length of arc is 158.68 feet) to the P.T. of said R.O.W. curve; thence continue in the same direction along said R.O.W. line a distance of 82.23 feet to the P.C. of a R.O. W. curve; thence continue along said R.O.W. curve (whose Delta angle is 13 deg. 09 min. 16 sec. to the right, Radius is 505.88 feet, Tangent distance 58.32 feet, Length of arc is 116.14 feet) to the P.T. of said R.O.W. curve; thence turn an angle of 138 deg. 55 min. 16 sec. to the right from Tangent of said curve and run a distance of 699.00 feet to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn an angle of 90 deg. 53 min. to the right and run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 638.70 feet to the point of beginning. Situated in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 20 South, Range 2 West and containing 6.68 acres. Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/13/2021 10:38:54 AM
S104.00 CHERRY
20210413000183910

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Hobart and Jody Shaw
Mailing Address 897 Hwy 336
Chelsea, AL
35043

Grantee's Name Kelly Shaw Wilson
Mailing Address Kerry Wayne Shaw
897 Hwy 336
Chelsea, AL 35043

Property Address 897 Hwy 336
Chelsea, AL 35043

Date of Sale April 13, 2021
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 75,715.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other 1/2 tax value

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 _____

Print Mike T. Atchison

Unattested _____

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1