

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Jeremy R. Duke and Shondra M. Duke
3705 Highway 57
Vincent, AL 35178

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Four Hundred Sixty Thousand And No/100 Dollars (\$460,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Joseph Samuel Pochran and Judith M. Pochran, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jeremy R. Duke and Shondra M. Duke (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

PARCEL I:

Commence at the SW corner of the N/W ¼ of the SW ¼ of Section 14, Township 18 South, Range 2 East; thence run North along the West line of said ¼ ¼ for 1990.37 feet to the Point of Beginning; thence continue last described course for 411.19 feet; thence 90 degrees 04 minutes 07 seconds right run 1500.86 feet to feet to the Westerly right of way of Shelby County Highway #57; thence 94 degrees 38 minutes 20 seconds right to tangent of a curve to the right, having a radius of 2992.64 feet, run along said curve and right of way for 412.47 feet; thence 77 degrees 19 minutes 06 seconds right from tangent of said curve for 1439.10 feet to the Point of Beginning.

PARCEL II:

A Lot or Parcel of land described as Follows: Commence at the SW Corner of the NE 1/4 of the SW 1/4 of Section 14, Township 18 South, Range 2 East; thence run North Along the West line of said 1/4-1/4 for 2401.56 feet to the Point of Beginning; thence continue last described course for 411.19 feet; thence 88 degrees 51' 56" right and run 1574.58 feet to the West right of way of Shelby County Highway # 57; thence 108 degrees 21 minutes 10 seconds Right to a tangent of a curve to the right , having a radius of 1520.49 feet, run along said curve for 332.01 feet; thence continue along said right of way for 119.28 feet, thence 85 degree 21 minutes 40 seconds right run 1500.86 feet to the Point of Beginning.

Said parcels being in the NW 1/4 of section 14, Township 18 South, Range 2 East, Situated in Shelby County, Alabama.

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.

Joseph Samuel Pochran is one and the same as Joe S. Pochran who acquired title in Book 367, Page 141, recorded on October 4, 1991 in the Office of the Judge of Probate of Shelby County, Alabama.

Judith M. Pochran is one and the same as Judith Diane Belter who acquired title in Book 332, Page 484, recorded on April 28, 1981 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to a third party mortgage in the amount of \$368,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on April 23, 2021.

Joseph Samuel Pochran
Joseph Samuel Pochran

Judith M. Pochran
Judith M. Pochran

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph Samuel Pochran and Judith M. Pochran whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 23rd day of April, 2021

Courtney Snow Carter
Notary Public
My commission expires:



Real Estate Sales Validation Form

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

Grantor's Name	Joseph Samuel Pochran and Judith M. Pochran	Grantee's Name	Jeremy R. Duke and Shondra M. Duke
Mailing Address	2620 Summit Place Birmingham, AL 35243	Mailing Address	3705 Highway 57 Vincent, AL 35178
Property Address	3705 Highway 57 Vincent, AL 35178	Date of Sale	April 23, 2021
		Total Purchase Price	\$460,000.00
		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 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 - Joseph Samuel Pochran and Judith M. Pochran, 2620 Summit Place, Birmingham, AL 35243.

Grantee's name and mailing address - Jeremy R. Duke and Shondra M. Duke, 3705 Highway 57, Vincent, AL 35178.

Property address - 3705 Highway 57, Vincent, AL 35178

Date of Sale - April 23, 2021.

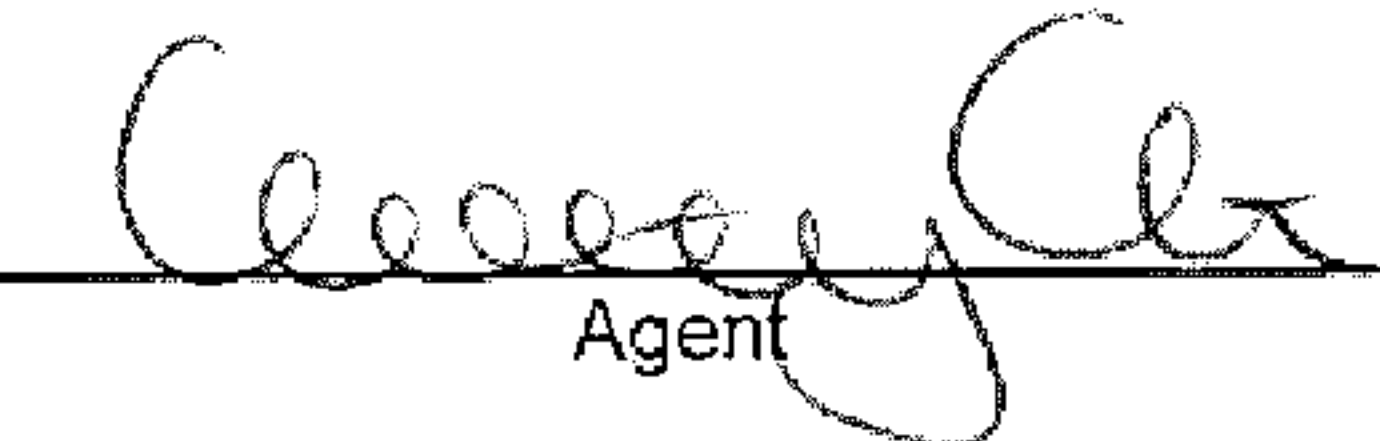
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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: April 23, 2021

Sign 
Agent

Validation Form

CT-21-00505



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/26/2021 10:57:42 AM
\$122.00 JOANN
20210426000204520

Allen S. Bayl