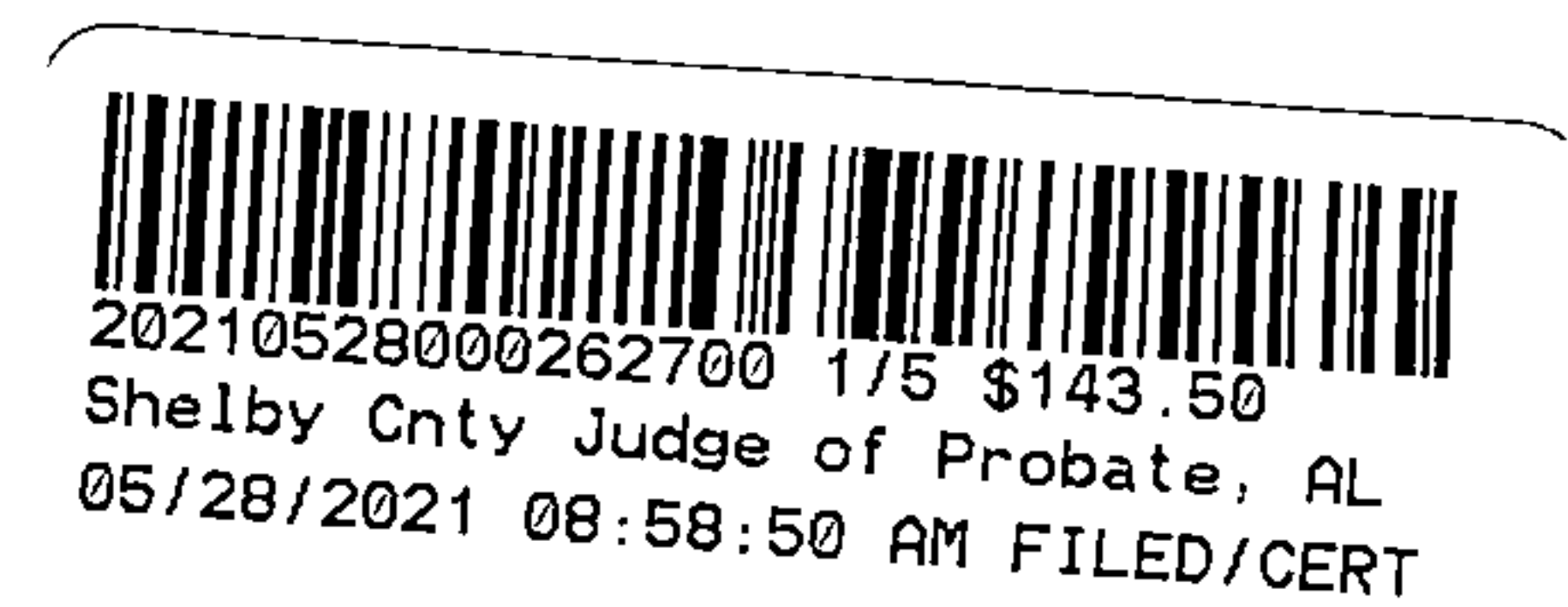


Send Tax Notice to:
Scott D. Minor and wife,
Sharon L. Minor
279 Highway 69
Chelsea, Alabama 35053

This instrument was prepared by:

ELLIS, HEAD, OWENS, JUSTICE & ARNOLD
113 N. Main Street
P. O. Box 587
Columbiana, Alabama 35051



WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and 00/100 Dollar (\$1.00), and other good and valuable consideration, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, STEVEN A. MINOR, a married man, SCOTT D. MINOR and wife, SHARON L. MINOR, and CHERYL L. VERDI and husband, FRANK W. VERDI, SR. (herein referred to as Grantors), do grant, bargain, sell and convey unto SCOTT D. MINOR and wife, SHARON L. MINOR (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL II:

A parcel of land situated in the northwest corner of Section 8, Township 20 S., Range 1 W., Shelby County, Alabama; being further described as, commence at a 2 inch capped pipe being the southeast corner of the southwest 1/4 of the northwest 1/4 of Section 8, Township 20 S., Range 1 W., and thence run in a northerly direction along the quarter line for a distance of 684.55 feet to the point of beginning of the parcel herein described; thence continue along last mentioned course for a distance of 660.88 feet to a point; thence turn an interior angle to the right of 88° 30' 27" and run in a westerly direction for a distance of 698.54 to a point; thence turn an interior angle to the right of 108° 47' 01" and run in a southwesterly direction for a distance of 237.04 feet to a point; thence turn an interior angle to the left of 96° 32' 36" and run in a westerly direction for a distance of 189.47 feet to a point on the eastern right of way of Shelby County Rd #69; thence turn an interior angle to the right of 93° 45' 07" and run in a southerly direction along the eastern right of way for a distance of 47.01 feet to the beginning of a curve to the left having a radius of 2969.04 feet, thence run along the arc of said curve for a distance of 326.64 feet to a point; thence turn an interior angle to the right of 78° 40' 07" from the chord of aforementioned curve and run in an easterly direction for a distance of 371.73 feet to a point; thence turn an interior angle to the right of 90° and run in a southerly direction for a distance of 103.18 feet, to a point; thence turn an interior angle to the right of 88° 29' 21" and run in an easterly for a distance of 559.46 feet to the point of beginning.

EASEMENT 1:

Description of an ingress, egress, and utility easement.

Commence at a 2 inch capped pipe being the southeast corner of the southwest quarter of the northwest quarter of Section 8, Township 20 S., Range 1 W., and thence run in a westerly direction for a distance of 866.12 feet along the quarter line to a point; thence turn an interior angle to the left of 105° 50' 29" and run in a northwesterly direction for a distance of 326.63 feet to the point of beginning of a 20 foot easement lying 10 feet on either side of the following described line; thence turn an interior angle to the left of 78° 51' 49" and run in an easterly direction for a distance of 122.44 feet to a point; thence turn an angle to the left of 173° 24' 08" and run in an easterly direction for a distance of 148.07 feet to a point; thence turn an interior angle to the left of 174° 23' 07" and run in an easterly direction for a distance of 106.54 feet to a point; thence turn an interior angle to the right of 166° 21' 34" and run in an easterly direction for a distance of 111.95 feet to the end of said easement.

EASEMENT 2:

Description of an ingress, egress, and utility easement.

Commence at a 2 inch capped pipe being the southeast corner of the southwest quarter of the northwest quarter of Section 8, Township 20 S., Range 1 W., and thence run in a westerly direction for a distance of 866.12 feet along the quarter line to a point; thence turn an interior angle to the right of 74° 09' 31" and run in a southeasterly direction for a distance of 49.11 feet to the point of beginning of a 20 foot easement lying 10 feet on either side of the following described line; thence turn an interior angle to the right of 78° 42' 08" and run in a northeasterly direction for a distance of 110.17 feet to a point; thence turn an interior angle to the right of 168° 07' 07" and run in a northeastern direction for a distance of 188.13 feet to a point; thence turn an interior angle to the left of 175° 59' 26" and run in a northeasterly direction for a distance of 127.39 feet to a point; thence turn an interior angle to the right of 141° 55' 15" and run in a northerly direction for a distance of 127.14 feet to a point; thence turn an interior angle to the left of 179° 14' 46" and run in a northeasterly direction for a distance of 103.56 feet to a point; thence turn an interior angle to the left of 156° 19' 33" and run in a northeasterly direction for a distance of 64.93 feet to a point; thence turn an interior angle to the left of 146° 36' 59" and run in an easterly direction for a distance of 71.11 feet to a point; thence turn an interior angle to the right of 166° 00' 54" and run in a northeasterly direction for a distance of 60.15 feet to a point; thence turn an interior angle to the right of 139° 35' 49" and run in a northeasterly direction for a distance of 16.44 feet to a point; thence turn an interior angle to the right of 152° 38' 10" and run in a northerly direction for a distance of 59.19 feet; thence turn an angle to the right of 156° 13' 35" and run in a northerly direction for a distance of 52.51 feet to a point; thence turn an interior angle to the left of 159° 44' 42" and run in a northerly direction for a distance of 48.89 feet to the point of ending.

According to survey dated May 17, 2021, by Ray Weygand, Reg. L.S. #24973.

The above described property does not constitute any part of the homestead of the Grantor, Steven A. Minor, or his spouse.

Elzie C. Minor, a/k/a E. C. Minor, was the father of the Grantors, Steven A. Minor, Scott D. Minor, and Cheryl L. Verdi, and died on or about May 27, 2014. Edith Minor, a/k/a Edith Mae Minor, was the wife of Elzie C. Minor, a/k/a E. C. Minor, and the mother of said Grantors, Steven A. Minor, Scott D. Minor, and Cheryl L. Verdi, and died on or about April 12, 2019. The said Grantors, Steven A. Minor, Scott D. Minor, and Cheryl L. Verdi, are all of the children of Elzie C. Minor, a/k/a E. C. Minor, and Edith Minor, a/k/a Edith Mae Minor.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 25th day of MAY, 2021.

Steven A. Minor
Steven A. Minor

Scott D. Minor
Scott D. Minor

Sharon L. Minor
Sharon L. Minor

Cheryl L. Verdi
Cheryl L. Verdi

Frank W. Verdi, Sr.
Frank W. Verdi, Sr.

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Steven A. Minor, a married man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of May, 2021.

Kim M. Foster
Notary Public
My Commission Expires: 1-3-23

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Scott D. Minor and wife, Sharon L. Minor, 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 25th day of May, 2021.

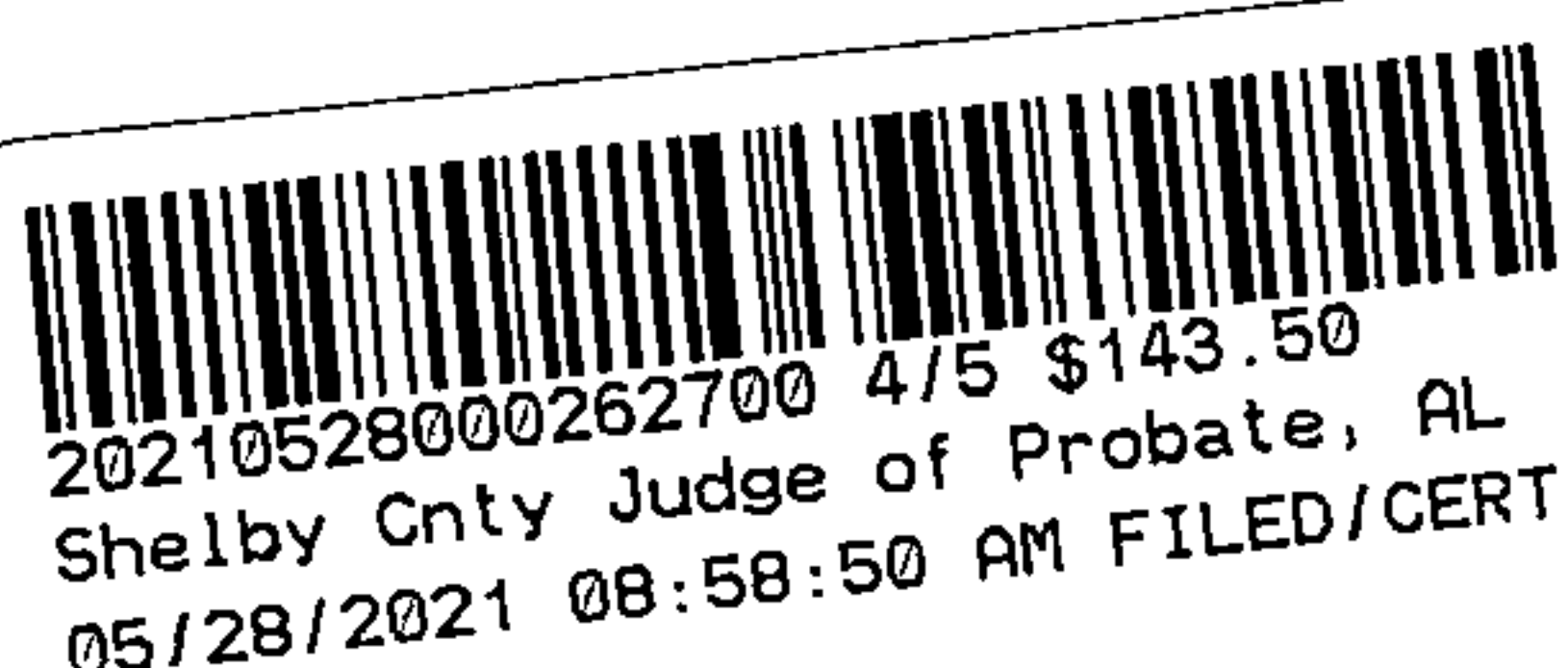
Kim M. Foster
Notary Public
My Commission Expires: 1-3-23

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Cheryl L. Verdi and husband, Frank W. Verdi, Sr., 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 25th day of May, 2021.

Kim M. Foster
Notary Public
My Commission Expires: 1-3-23



Real Estate Sales Validation Form

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

Grantor's Name Steven A. Minor, Scott D. Minor,
Mailing Address Cheryl L. Verdi
Highway 69 Chelsea,
Chelsea, Alabama 35043

Grantee's Name Scott D. Minor and Sharon L. Minor
Mailing Address 279 Highway 69
Chelsea, Alabama 35043

Property Address Highway 69
Chelsea, Alabama 35043

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____

or
Assessor's Market Value \$318,400⁰⁰ X 1/3 = \$106,133³³

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 Property Tax Commissioner
☐ 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 5/25/20²¹ CLV

Print Cheryl L. Verdi

☐ Unattested

Kimi M. Foster Sign
(verifier)

Cheryl L. Verdi

(Grantor/Grantee/Owner/Agent) circle one

eForms



20210528000262700 5/5 \$143.50
Shelby Cnty Judge of Probate, AL
05/28/2021 08:58:50 AM FILED/CERT

Form RT-1