

This Instrument was Prepared by:

Send Tax Notice To: Palmer & Son, Inc.

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

*P.O. Box 1592
Columbiana, AL 35051*

File No.: S-21-27344

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Eighty Seven Thousand Five Hundred Dollars and No Cents (\$287,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Joe Tidmore and Brenda Tidmore, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Palmer & Son, Inc.**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 3rd day of June, 2021.

Joe Tidmore

Joe Tidmore

Brenda Tidmore

Brenda Tidmore

State of Alabama

County of Shelby

I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that Joe Tidmore and Brenda Tidmore, 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 this the 3rd day of June, 2021.

Mike T. Atchison

Notary Public, State of Alabama
Mike T Atchison
My Commission Expires: September 01, 2024

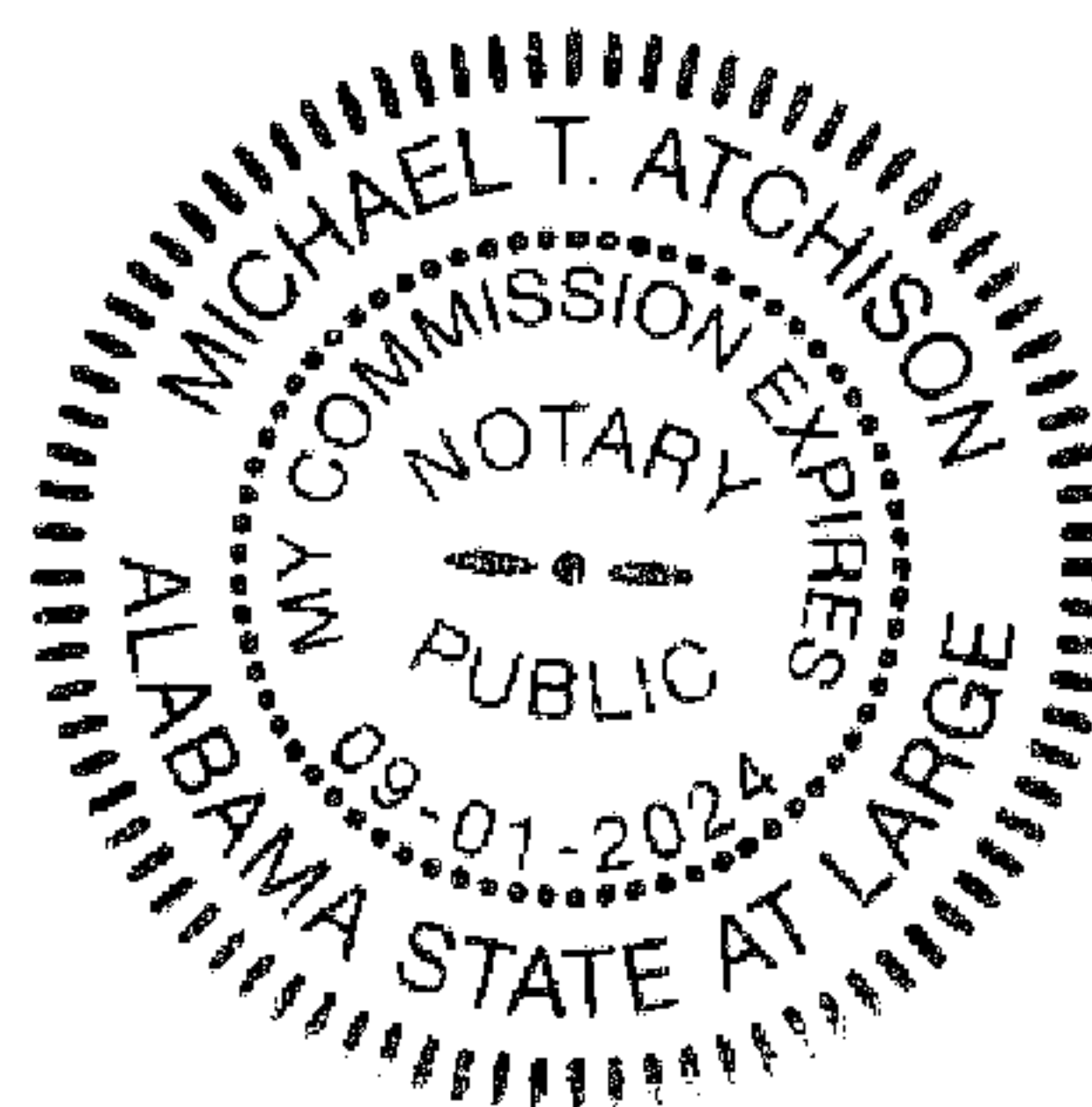


EXHIBIT "A"
LEGAL DESCRIPTION

PARCELA:

A parcel of land in the East 1/2 of the Northwest Quarter of Section 26, Township 21 South, Range 1 West, being the same land described in a deed to Ray, Lola and Jonathon Benson recorded in Instrument #1996-00803, of the Real Property Records of Shelby County, Alabama, said parcel of land being more particularly described as follows:
Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 26; thence South 01 degrees 15 minutes 00 seconds East, along the West line of said sixteenth Section, a distance of 1238.19 feet to a point; thence North 79 degrees 33 minutes 00 seconds East, a distance of 346.21 feet to a point; thence South 10 degrees 27 minutes 00 seconds East, a distance of 200.00 feet to a point; thence South 10 degrees 00 minutes 36 seconds East a distance of 350.37 feet to the point of beginning; thence continuing South 10 degrees 00 minutes 36 seconds East, at 132.78 feet, set a reference iron with cap, stamped "S. Wheeler, RPLS 16165", and continuing a total distance of 157.78 feet to the center of a creek; thence North 86 degrees 25 minutes 01 seconds East along the center of the creek a distance of 79.07 feet to a point; thence North 00 degrees 45 minutes 08 seconds West, a distance of 169.29 feet to a 1/2 inch rebar, set with a cap stamped "S. Wheeler, RPLS 16165"; thence South 79 degrees 44 minutes 03 seconds West, a distance of 105.80 feet to the point of beginning.

EASEMENT:

A parcel of land in the East 1/2 of the Northwest Quarter of Section 26, Township 21 South, Range 1 West, being the same land described in a deed to Ray, Lola and Jonathon Benson, recorded in Instrument #1996-00803, of the Real Property Records of Shelby County, Alabama, said parcel of land being more particularly described as follows:
Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 26; thence South 01 degrees 15 minutes 00 seconds East, along the West line of said sixteenth Section, a distance of 1238.19 feet to a point; thence North 79 degrees 33 minutes 00 seconds East a distance of 346.21 feet to a point; thence South 10 degrees 27 minutes 00 seconds East a distance of 200.00 feet to a point; thence South 10 degrees 00 minutes 36 seconds East a distance of 350.37 feet to a point; thence North 79 degrees 44 minutes 03 seconds East a distance of 105.80 feet to a point; thence South 00 degrees 45 minutes 08 seconds East a distance of 35.92 feet to the point of beginning; thence South 00 degrees 45 minutes 08 seconds East a distance of 30.06 feet to a point; thence South 88 degrees 32 minutes 26 seconds East a distance of 166.30 feet to a point; thence South 66 degrees 11 minutes 48 seconds East a distance of 33.15 feet to a point on the right of way of State Highway No. 25; thence North 23 degrees 48 minutes 12 seconds East along said right of way a distance of 30.00 feet to a point; thence North 66 degrees 11 minutes 48 seconds West a distance of 39.07 feet to a point; thence North 88 degrees 32 minutes 26 seconds West a distance of 173.38 feet to the point of beginning

Real Estate Sales Validation Form

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

Grantor's Name: Joe Tidmore, Brenda Tidmore; Mailing Address: P.O. Box 227, Columbiana, AL 35051; Grantee's Name: Palmer & Son, Inc.; Mailing Address: P.O. Box 1592, Columbiana, AL 35051; Date of Sale: June 03, 2021; Total Purchase Price: \$287,500.00

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 (XX), Closing Statement, Appraisal, Other

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 of 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 June 02, 2021; Print Joe Tidmore

Unattested; Sign (verified by); Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 06/03/2021 11:09:52 AM \$315.50 JOANN 20210603000271920

Alvin S. Boyd