

Send Tax Notice to:
Steven A. Minor and wife,
Barbara V. Minor
419 Highway 69
Chelsea, Alabama 35043

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, a married man, and CHERYL L. VERDI and husband, FRANK W. VERDI, SR. (herein referred to as Grantors), do grant, bargain, sell and convey unto STEVEN A. MINOR and wife, BARBARA V. 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 I:

A parcel of land situated in the NW 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 quarter of the northwest quarter of section 8, Township 20 S., Range 1 W., and thence run in a westerly direction along the quarter line for a distance of 659.51 feet to the point of beginning of the parcel herein described; thence turn an interior angle to the right of 157° 51' 36" and run in a southwesterly direction for a distance of 199.97 feet to a found Weygand rebar, being on the northeast right of way of Shelby County Highway #69; thence turn an interior angle to the left of 83° 43' 31" and run in a northwesterly direction along the Eastern right of way of Shelby County Highway #69 for a distance of 495.58 feet to the beginning of a curve to the right having a radius of 1134.99 feet and a central angle of 19° 35' 37", thence run along the arc of the curve for a distance of 388.13 feet to a point; thence turn an interior angle to the left of 83° 15' 56" from the chord of the aforementioned curve and run in an easterly direction for a distance of 371.73 feet; thence turn an interior angle to the left of 90° and run in a southerly direction for a distance 103.18 feet, to a point; thence turn an interior angle to the right of 88° 29' 21" and run in an easterly direction for a distance of 31.28', to a point; thence turn an interior angle to the left of 92° 54' 37" and run in a southerly direction for a distance of 461.61 feet to a point; thence turn an interior angle to the right of 97° 50' 28" and run in an easterly direction for a distance of 122.80 feet to a point; thence turn an interior angle to the left of 39° 34' 31" and run in a southwesterly direction for a distance of 234.62 feet to a point; thence turn an interior angle to the right of 126° 09' 14" and run in a southerly direction for a distance of 71.82 feet to the point of beginning.

PARCEL III:

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 336.36 feet to the point of beginning of the parcel herein described; thence continue along the last mentioned course in a northerly direction for a distance of 348.19 feet to a point; thence turn an interior angle to the right of 88° 30' 25" and run a westerly direction for a distance of 386.77 feet to a point; thence turn an interior angle to the right of 90° and run in a southerly direction for a distance of 190.38 feet to a point; thence turn an interior angle to the right of 70° 29' 47" and run in a northeasterly direction for a distance of 127.15 feet to a point; thence turn an interior angle to the left of 90° 42' 26" and run in a southeasterly direction for a distance of 117.23 feet to a point; thence turn an interior angle to the left of 119° 44' 49" and run in a southwesterly direction for a distance of 114.46 feet to a point; thence turn an interior angle to the right of 50° 27' 03" and run in an easterly direction for a distance of 290.98 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 Grantors, Steven A. Minor and Scott D. Minor, or their spouses.

Elzie C. Minor, a/k/a E. C. Minor, was the father of 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

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.

Kimi 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, 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.

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



20210607000277780 5/6 \$145.50
Shelby Cnty Judge of Probate, AL
06/07/2021 02:23:30 PM FILED/CERT

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.

Kimi 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,	Grantee's Name	Steven A. Minor and
Mailing Address	Cheryl L. Verdi	Mailing Address	Barbara V. Minor
	Highway 69 Chelsea,		419 Highway 69
	Chelsea, Alabama 35043		Chelsea, Alabama 35043
Property Address	Highway 69	Date of Sale	
	Chelsea, Alabama 35043	Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	$\$318,400^{00} \times \frac{1}{3} = \$106,133^{33}$

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 checked="" type="checkbox"/> Other Property Tax Commissioner
<input 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	5-25-21	Print	Steven A. Minor
<input type="checkbox"/> Unattested	<u>Kemi M. Fortas</u>	Sign	<u>Steven A. Minor</u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one