

This Instrument was Prepared by:

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

File No.: MV-21-27392

Send Tax Notice To: Billy K. Graham, III

5468 Hwy 49
Columbiana, AL 35051

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seventy Five Thousand Dollars and No Cents (\$75,000.00)**, 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, **Russell L. Taylor**, a single man herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Billy K. Graham, III**, (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

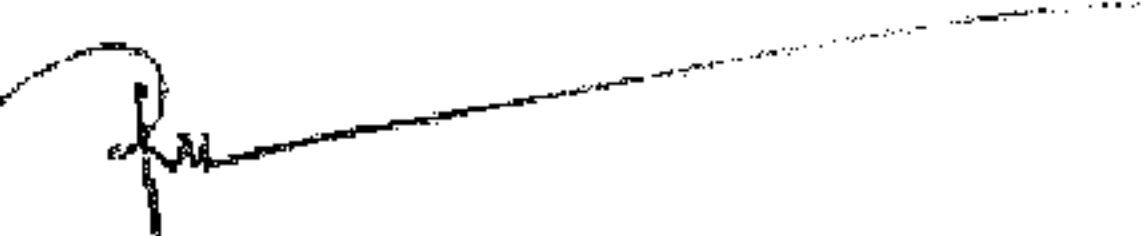
Property may be subject to 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$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 17th day of June, 2021.



Russell L. Taylor

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Russell L. Taylor, 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 17th day of June, 2021.



Notary Public, State of Alabama

My Commission Expires: 9/11/2024

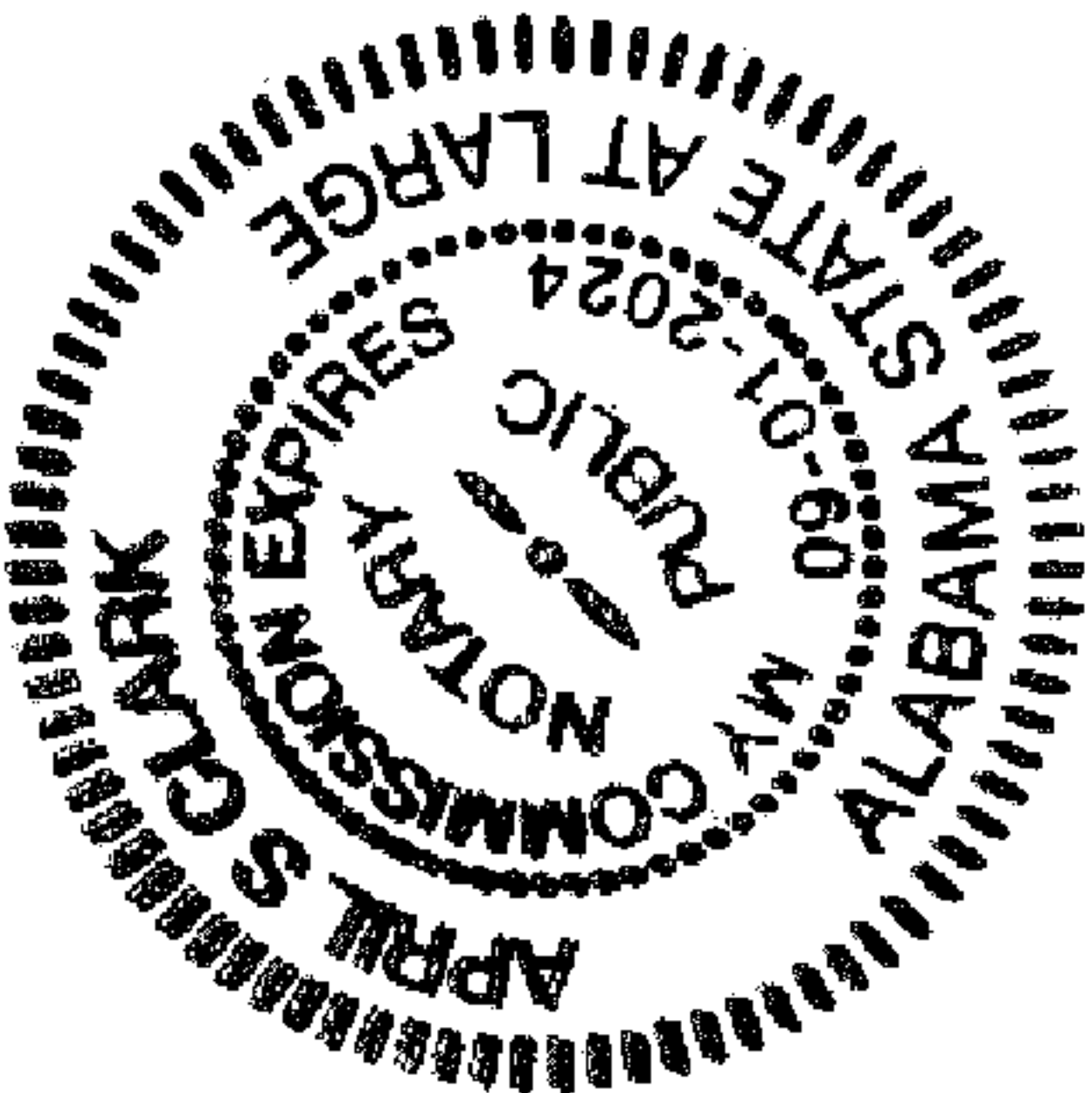


EXHIBIT "A"
LEGAL DESCRIPTION

Begin at the NE corner of the SW 1/4 of the SW 1/4 of Section 18, Township 20 South, Range 1 East, Shelby County, Alabama; thence run southwesterly a distance of 397.03 feet; thence turn right 77 degrees 20 minutes 36 seconds and run 185.49 feet; thence turn left 89 degrees 41 minutes 1 seconds and run southerly 108.69 feet; thence turn right 3 degrees 29 minutes 15 seconds and run southerly 135.00 feet to the northerly boundary of County Highway #109; thence right 93 degrees 27 minutes 58 seconds and run westerly along said Highway 34.83 feet; thence right 93 degrees 25 minutes 41 seconds and run northerly leaving said highway 670.80 feet to the North line of said 1/4-1/4 section; thence turn right 94 degrees 20 minutes 00 seconds and run East along said North 1/4-1/4 line 275.63 feet to the point of beginning. Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name	<u>Russell L. Taylor</u>	Grantee's Name	<u>Billy K. Graham, III</u>
Mailing Address	<u>x 713 Kinney Rd</u> <u>Boaz, AL 35957</u>	Mailing Address	<u>5468 Hwy 49</u> <u>Columbiana AL 35051</u>
Property Address	<u>4190 Highway 109</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>June 17, 2021</u>
		Total Purchase Price	<u>\$75,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>Bill of Sale</u>	<u>Appraisal</u>
<u>xx Sales Contract</u>	<u>Other</u>
<u>Closing Statement</u>	

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 16, 2021

Print Russell L. Taylor

Unattested

Sign x [Signature]

(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
06/17/2021 10:46:24 AM
\$103.00 CHERRY
20210617000295590

Allen S. Boyd

Form RT-1