

This Instrument was Prepared by:

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

File No.: S-21-27293

Send Tax Notice To: Arron Jadon Hertz
424 Lewis Rd.
Columbiana, AL 35051

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Fifty Thousand Dollars and No Cents (\$150,000.00)**, 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, **James W. Bell and Karen F. Bell, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Arron Jadon Hertz**, (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

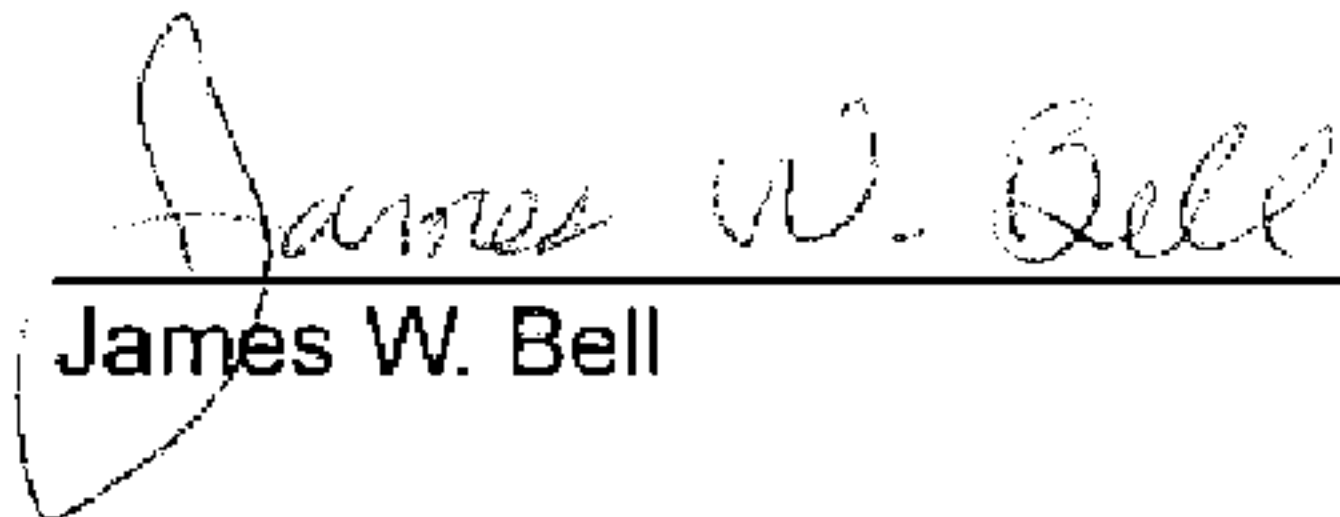
Property may be subject to 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$147,283.00 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 24th day of June, 2021.


James W. Bell

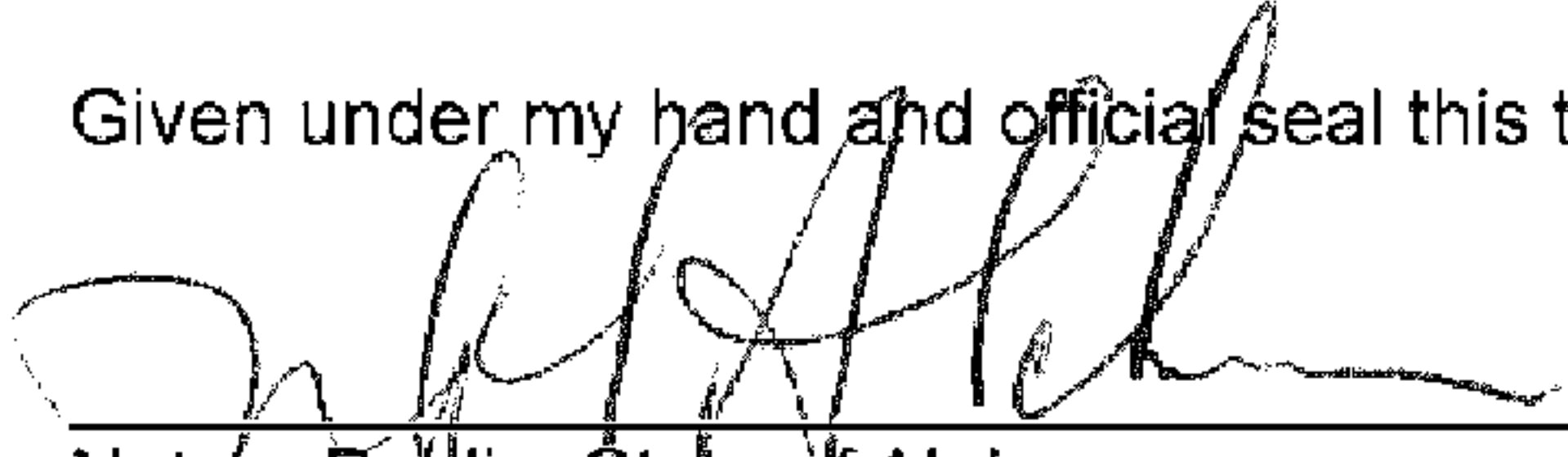

Karen F. Bell

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that James W. Bell and Karen F. Bell, 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 24th day of June, 2021.


Notary Public, State of Alabama

My Commission Expires: 9-1-24

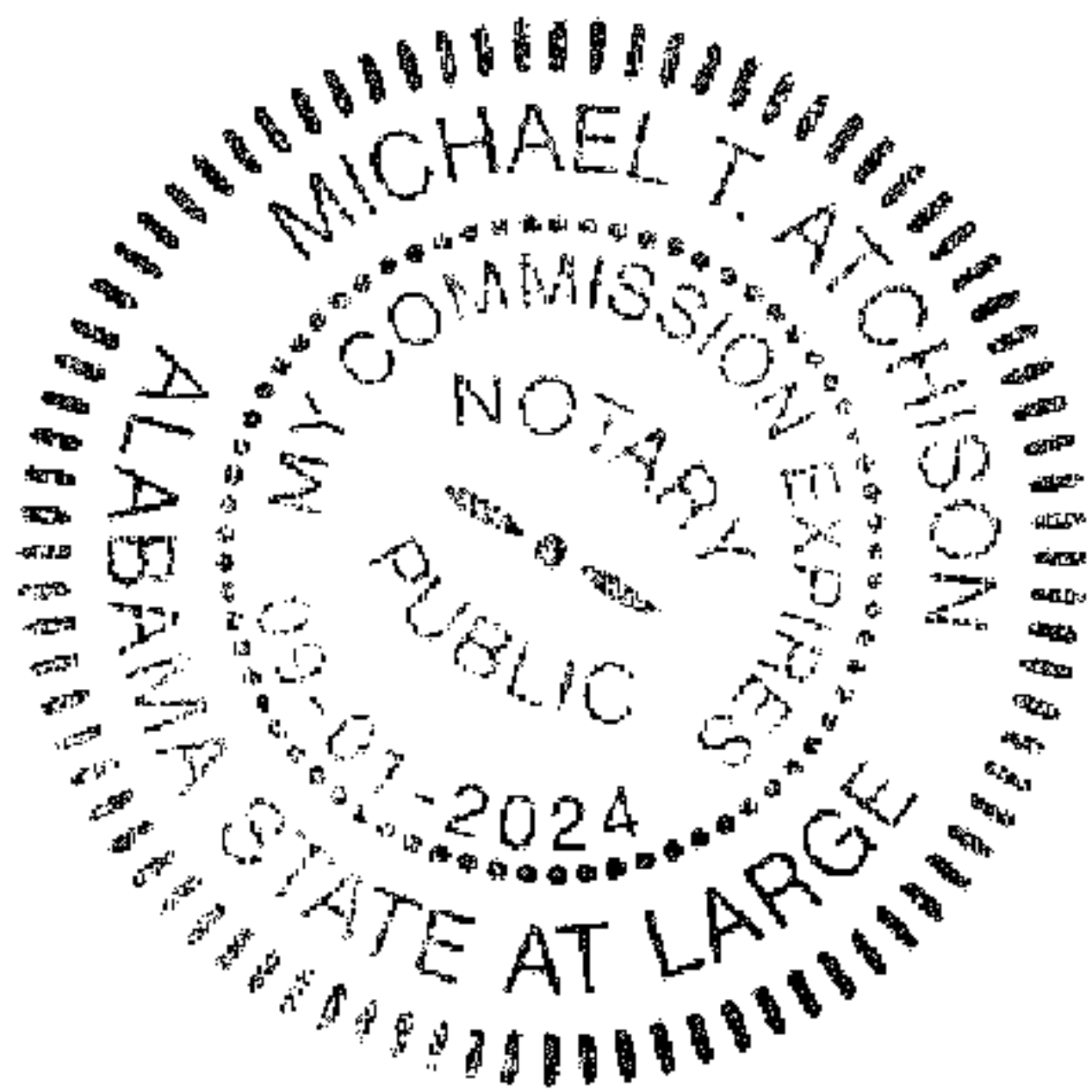


EXHIBIT "A"
LEGAL DESCRIPTION

PARCELA:

A part of Lot 1, according to the survey of Larrijo Estates, as recorded in Map Book 24, Page 105, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

A parcel of land in the Northwest Quarter of the Southeast Quarter of Section 28, Township 21 South, Range 1 East, said parcel of land being more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 28; thence North 89 degrees 37 minutes 10 seconds West along the North line of said sixteenth section, a distance of 212.91 feet to a point; thence South 00 degrees 22 minutes 50 seconds West a distance of 20.84 feet to the point of beginning; thence North 89 degrees 07 minutes 38 seconds West a distance of 251.94 feet to a 1/2 inch rebar set, with a cap stamped "S. Wheeler RPLS #16165"; thence South 00 degrees 22 minutes 50 seconds West a distance of 172.90 feet to a 1/2-inch rebar set with a cap stamped "S. Wheeler RPLS #16165"; thence South 89 degrees 37 minutes 10 seconds East a distance of 251.93 feet to a point; thence North 00 degrees 22 minutes 50 seconds East a distance of 170.73 feet to the point of beginning.

PARCEL B:

A part of Lot 1, according to the survey of Larrijo Estates, as recorded in Map Book 24, Page 105, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

A parcel of land in the North Half of the Southeast Quarter of Section 28, Township 21 South, Range 1 East, said parcel of land being more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 28; thence North 89 degrees 37 minutes 10 seconds West along the north line of said sixteenth section, a distance of 212.91 feet to a point; thence South 00 degrees 22 minutes 50 seconds West a distance of 20.84 feet to the point of beginning; thence South 89 degrees 07 minutes 38 seconds East a distance of 173.37 feet to a 1/2 inch rebar set, with a cap stamped "S. Wheeler RPLS 16165" at the intersection of the South right of way of Lewis Road and County Highway No. 77; thence along a curve to the left in said highway No. 77 right of way, having a radius of 1508.56 and a chord bearing of South 19 degrees 23 minutes 06 seconds East and arc length of 179.95 feet to a 1/2 inch rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence North 89 degrees 37 minutes 10 seconds West a distance of 234.18 feet to a point; thence North 00 degrees 22 minutes 50 seconds East a distance of 170.73 feet to the point of beginning.

PARCEL C:

Commencing at the southeast corner of the Northwest Quarter of the Southeast Quarter of Section 28, Township 21 South, Range 1 East; thence North 00 degrees 24 minutes 29 seconds West, along the East line of said sixteenth section, a distance of 1088.64 feet to a point; thence North 89 degrees 29 minutes 29 seconds West, a distance of 150.02 feet to the point of beginning; thence South 80 degrees 52 minutes 34 seconds West, a distance of 239.08 feet to a point; thence North 39 degrees 22 minutes 50 seconds West a distance of 128.97 feet to a point; thence South 89 degrees 37 minutes 10 seconds East, a distance of 317.46 feet to a point thence South 00 degrees 24 minutes 29 seconds East, a distance of 59.67 feet to the point of beginning. According to the survey and plat of Sid Wheeler, RPLS No. 16165, dated November 8, 2001.

Real Estate Sales Validation Form

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

Grantor's Name	James W. Bell Karen F. Bell	Grantee's Name	Arron Hertz
Mailing Address	<u>175 Cambridge Park Dr</u> <u>Montevallo, AL 35115</u>	Mailing Address	<u>424 Lewis Rd.</u> <u>Columbiana, AL 35051</u>
Property Address	<u>424 Lewis Rd.</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>June 24, 2021</u>
		Total Purchase Price	<u>\$150,000.00</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 23, 2021

Print James W. Bell

Unattested

Sign James W. Bell
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/25/2021 12:37:48 PM
\$31.00 CHERRY
20210625000309930

Allen S. Byrd

Form RT-1