

This instrument prepared by:

SEND TAX NOTICES TO:

Jason A. Stuckey
Fulmer, May & Stuckey, LLC
Attorneys-at-Law
300 Cahaba Park Cir., Ste. 100
Birmingham, AL 35242
(205) 991-6367

Jerry Glen Arnold, Trustee
240 Narrows Drive
Birmingham, AL 35242

THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE


WARRANTY DEED

STATE OF ALABAMA)

)

SHELBY COUNTY)

)


20210628000312340 1/4 \$240.50
Shelby Cnty Judge of Probate, AL
06/28/2021 01:04:47 PM FILED/CERT

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **JERRY GLEN ARNOLD**, a married man (the "Grantor"), hereby remises, releases, and conveys to **JERRY GLEN ARNOLD, AS TRUSTEE OF THE JERRY GLEN ARNOLD, REVOCABLE LIVING TRUST** dated the 8th day of June, 2021 (the "Jerry Glen Arnold Trust") ("Grantee"), all of the Grantor's right, title, interest and claim in or to the following described real estate, consisting of 21 acres more or less, situated in Shelby County, Alabama, to-wit:

BEG NW COR SW1/4 NE1/4 S990.04 E333.98 NE270.57 NLY271.76
ELY29.3 SE244.25 SW282.94 E TO N ROW PUMPKIN SWAMP
ROAD NE ALG ROW 515(S) N205(S) W480(S) N460 W TO POB

Parcel ID # 15 1 11 0 000 003.000

Commonly referred to as 305 Highway 32, Columbiana, AL 35242

2021 tax appraised value: \$209,130.00

Subject to current taxes, easements and restrictions of record.

This is not the homestead property of the Grantor.


The Grantor's spouse, by signing below, and per prior written agreement, does

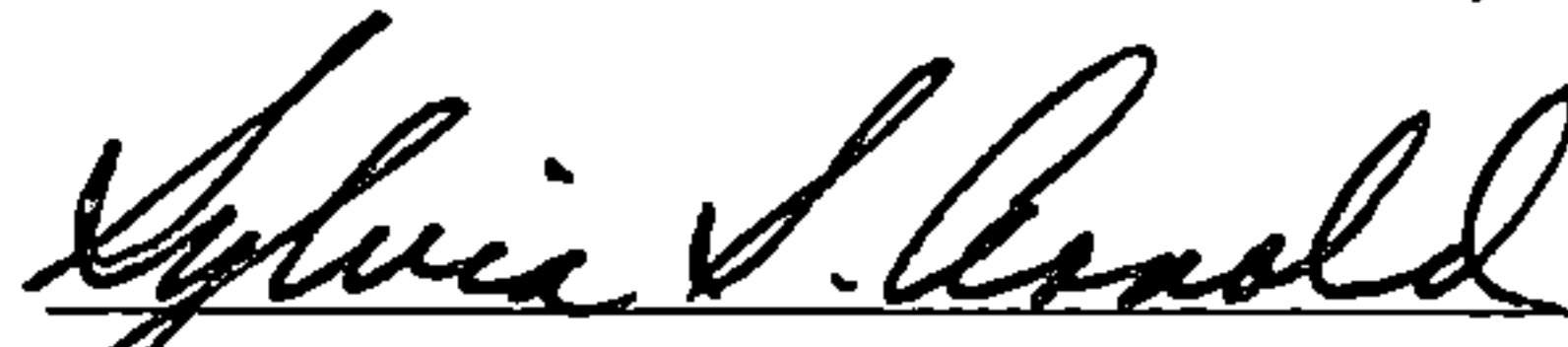
hereby waive, remit, and release any claim to the property deeded herein, which may exist under statutory or common law, through exemption or otherwise.

TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever.

The Grantor does for himself, his heirs, personal representatives and assigns, covenant with the Grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that he has a good right to sell and convey the same as aforesaid, and that he will, and his heirs, personal representatives and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

Given under the Grantor's hand and seal, this 8th day of June, 2021.



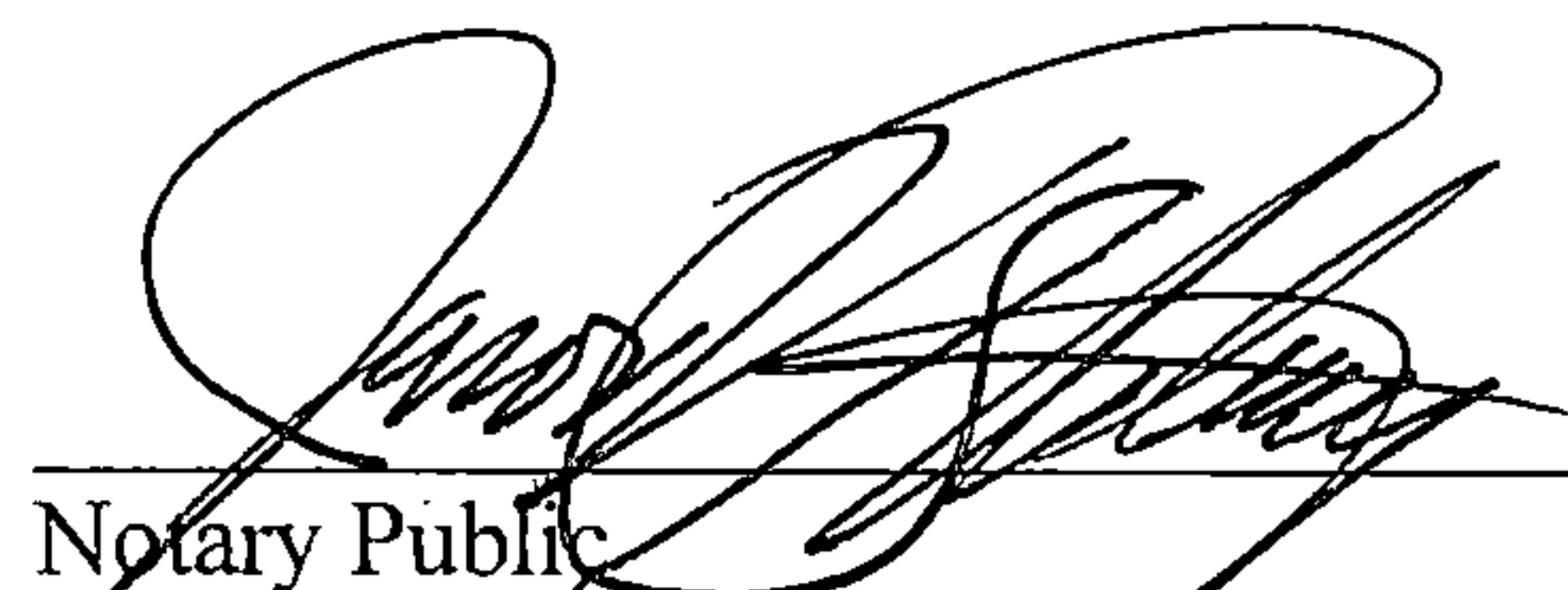
JERRY GLEN ARNOLD, Grantor


SYLVIA S. ARNOLD, Spouse

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **JERRY GLEN ARNOLD**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily for and as his act.

Given under my hand and official seal this the 8th day of June, 2021.



Notary Public

My commission expires:

JASON A. STUCKEY Notary Public, Alabama State At Large My Commission Expires Jan. 27, 2025
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STATE OF ALABAMA

)

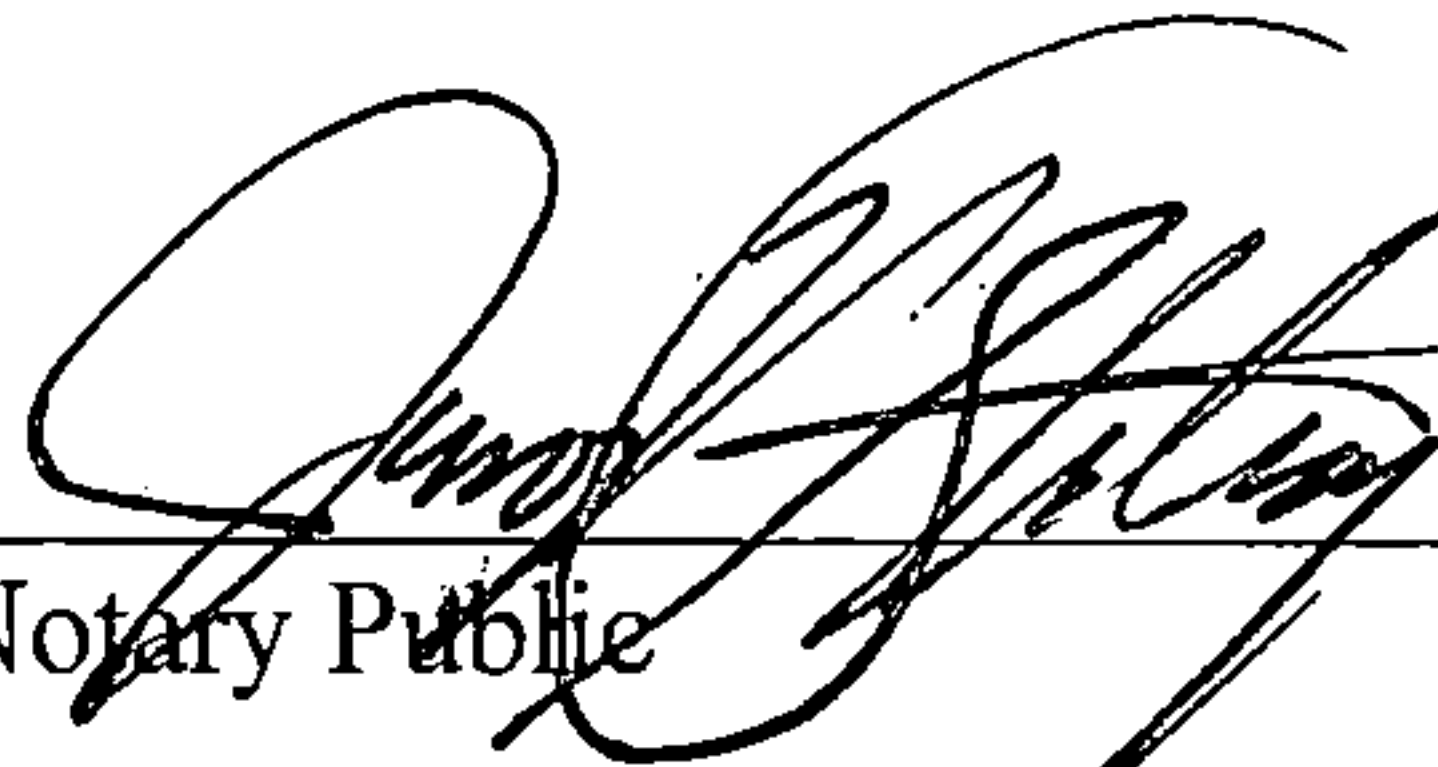
)

SHELBY COUNTY

)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **SYLVIA S. ARNOLD**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily for and as her act.

Given under my hand and official seal this the 8TH day of June, 2021.



Notary Public

My commission expires

JASON A. STUCKEY
Notary Public, Alabama State At Large
My Commission Expires Jan. 27, 2025



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Real Estate Sales Validation Form

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

Grantor's Name Jerry Glen Arnold
Mailing Address _____
240 Narrows Drive
Birmingham, AL 35242

Grantee's Name Jerry Glen Arnold, as Tee of the Jerry
Mailing Address Glen Arnold Revocable Living Trust
240 Narrows Drive
Birmingham, AL 35242

Property Address 305 Highway 32
Columbiana, AL 35051

Date of Sale 6/8/21

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 209,130.00

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

☐ Closing Statement

☐ Appraisal

☒ Other Tax Assessor's Appraised Value

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 6/23/21

Print Wm. Randall W. Alan

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested


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Form

Form RT-1