

This Instrument was Prepared by:

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

Send Tax Notice To: Richard B. Atchison  
Cherie B. Atchison

3556 Blue Springs Rd  
Wilsonville AL 35186

File No.: MV-21-27435

**WARRANTY DEED**  
**JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Twenty Two Thousand Dollars and No Cents (\$22,000.00)**, 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 Kidd, a single man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Richard B. Atchison and Cherie B. Atchison**, (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

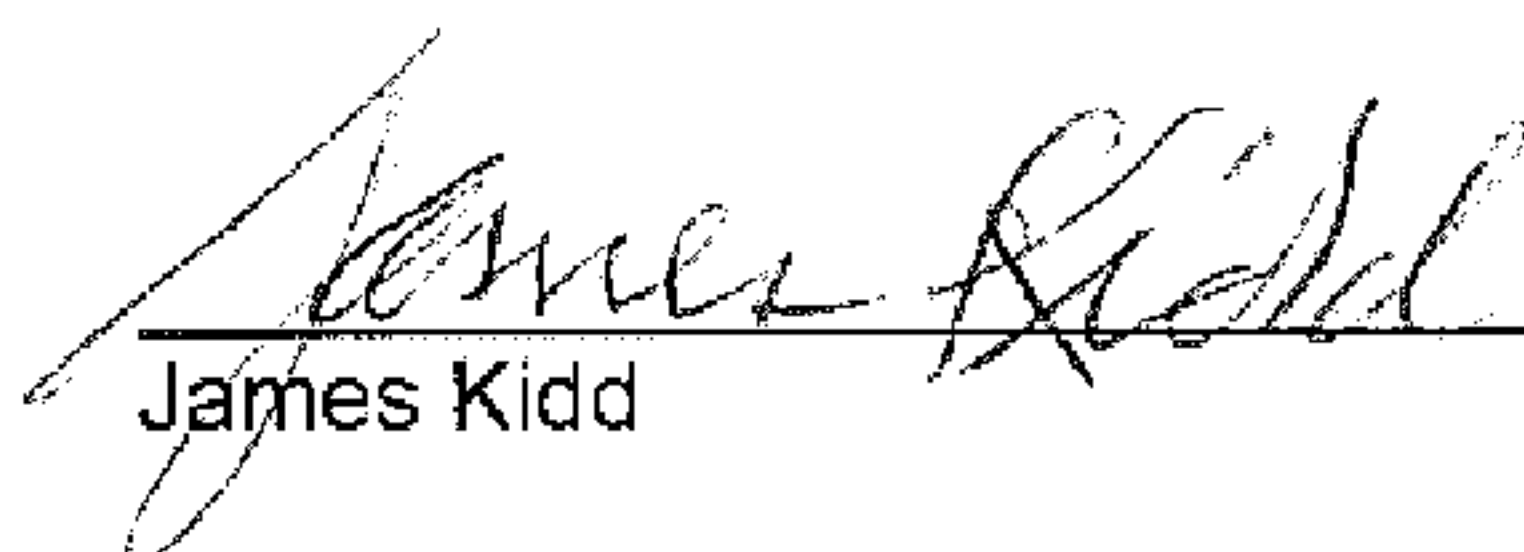
**Property may be subject to all 2021 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**\$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 Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 9th day of July, 2021.

  
James Kidd

State of Alabama

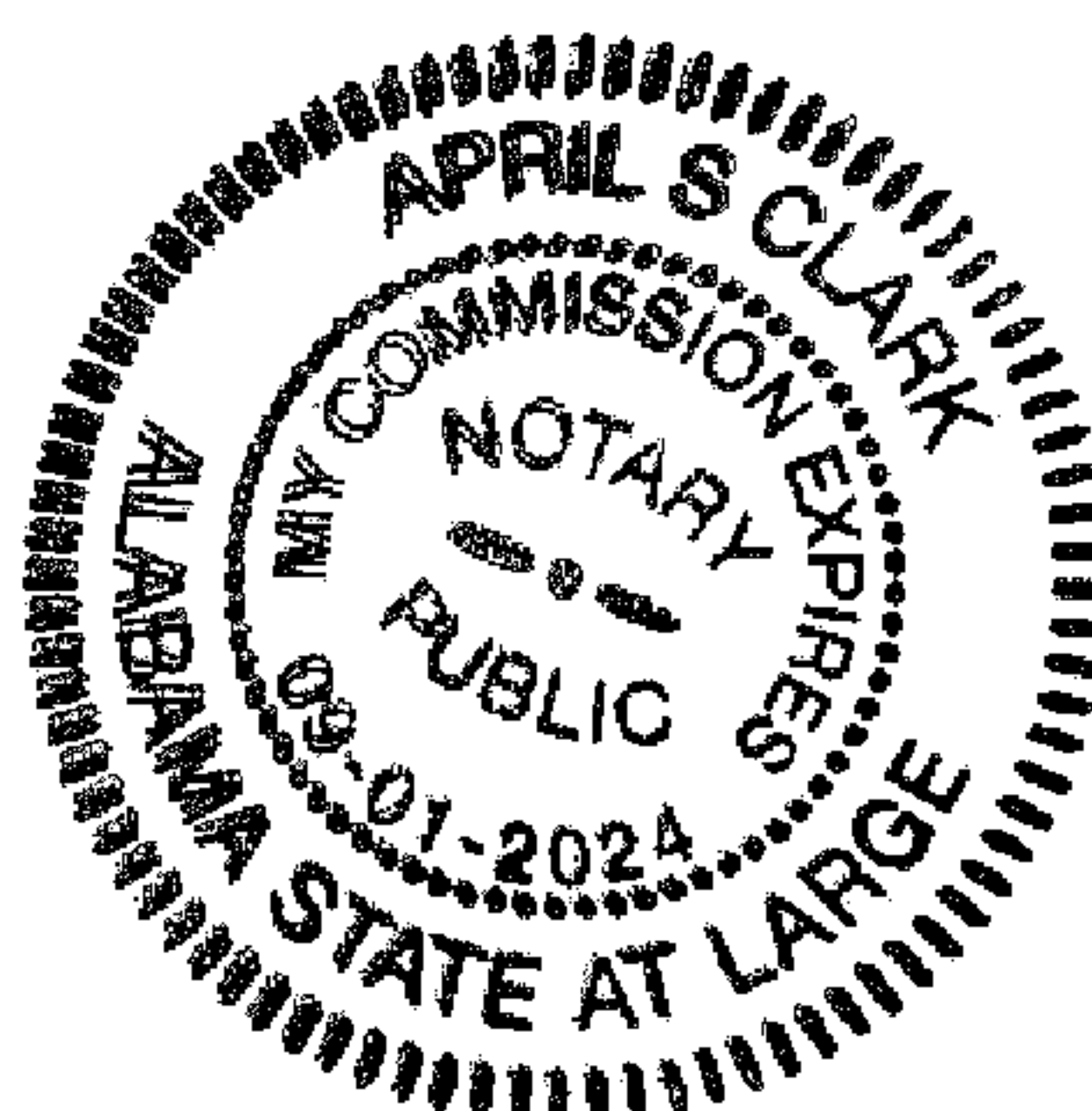
County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that James Kidd, 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 9th day of July, 2021.

  
Notary Public, State of Alabama

My Commission Expires: 9/1/2024



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Commence at the Northeast corner of the NW 1/4 of the NW 1/4, Section 1, Township 21 South, Range 1 East; thence proceed in a Westerly direction along the North boundary of said NW 1/4 of NW 1/4 for a distance of 30.00 feet to the point of beginning of the parcel of land herein described; thence continue along the North boundary of said NW 1/4 of NW 1/4 for 635.83 feet to a point; thence turn an angle of 90 degrees 11 minutes 09 seconds to the left and proceed along the West boundary of the E 1/2 of NW 1/4, Section 1, Township 21 South, Range 1 East, for 11.23 feet to a point on the Northeast right-of-way line of County Highway 48; thence turn an angle of 75 degrees 33 minutes 04 seconds to the left and run along a curve to the right (concave Southwesterly and radius = 1177.88') along said R.O.W. for an arc distance of 317.96 feet; thence continue along said R.O.W. along a curve to the right (concave Southwesterly and radius = 397.81') for an arc distance of 119.83 feet; thence continue along said R.O.W. along a curve to the right (concave Southwesterly and radius = 957.15') for an arc distance of 330.42 feet to a point; thence turn an angle of 66 degrees 55 minutes 59 seconds to the left (from the extended tangent to the curve) and run 70.00 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and run 249.22 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and run 100.00 feet to a point; thence turn an angle of 90 degrees 00 minutes to the right and run 135.00 feet to a point; thence turn an angle of 90 degrees 00 minutes to the right and run 100.00 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and run 95.00 feet to the point of beginning.

Said parcel is lying in the NW 1/4 of NW 1/4, Section 1, Township 21 South, Range 1 East.

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>James Kidd</u>	Grantee's Name	<u>Richard B. Atchison</u>
Mailing Address	<u>294 River Dr</u> <u>Wilsonville AL 35186</u>	Mailing Address	<u>3556 Blue Springs Rd</u> <u>Wilsonville, AL 35186</u>
Property Address	<u>3355 Blue Springs Rd.</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>July 09, 2021</u>
		Total Purchase Price	<u>\$22,000.00</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>    </u> Bill of Sale	<u>    </u> Appraisal
<u>xx</u> Sales Contract	<u>    </u> Other
<u>    </u> 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 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 30, 2021

Print James Kidd

     Unattested

Sign *James Kidd*  
(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  
07/08/2021 04:02:24 PM  
\$50.00 BRITTANI  
20210708000332190

Form RT-1

*Alvin S. Bayl*