

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Kenneth Edward Thomaston
124 WYNLANE LANE
MADISON, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration SIX HUNDRED NINETY ONE THOUSAND EIGHT HUNDRED THREE DOLLARS AND NO CENTS (\$691,803.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, *Walker Family Holdings, Ltd.* (herein referred to as *Grantor*) grant, bargain, sell and convey unto *Kenneth Edward Thomaston and Keysha Lanaye Thomaston* (herein referred to as *Grantees*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached EXHIBIT A for LEGAL DESCRIPTION

SUBJECT TO:


- 1. Ad valorem taxes due and payable October 1, 2021.
- 2. Easements, restrictions, rights of way, and permits of record.
- 3. No part of the homestead of the Grantor herein or his spouse.

\$650,000.00 of the purchase price was paid from a mortgage recorded simultaneously herewith.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27th day of July, 2021.


Walker Family Holdings, Ltd.
Johnny Walker, President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify *Johnny Walker as President of Walker Family Holdings, Ltd.*, whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of July, 2021

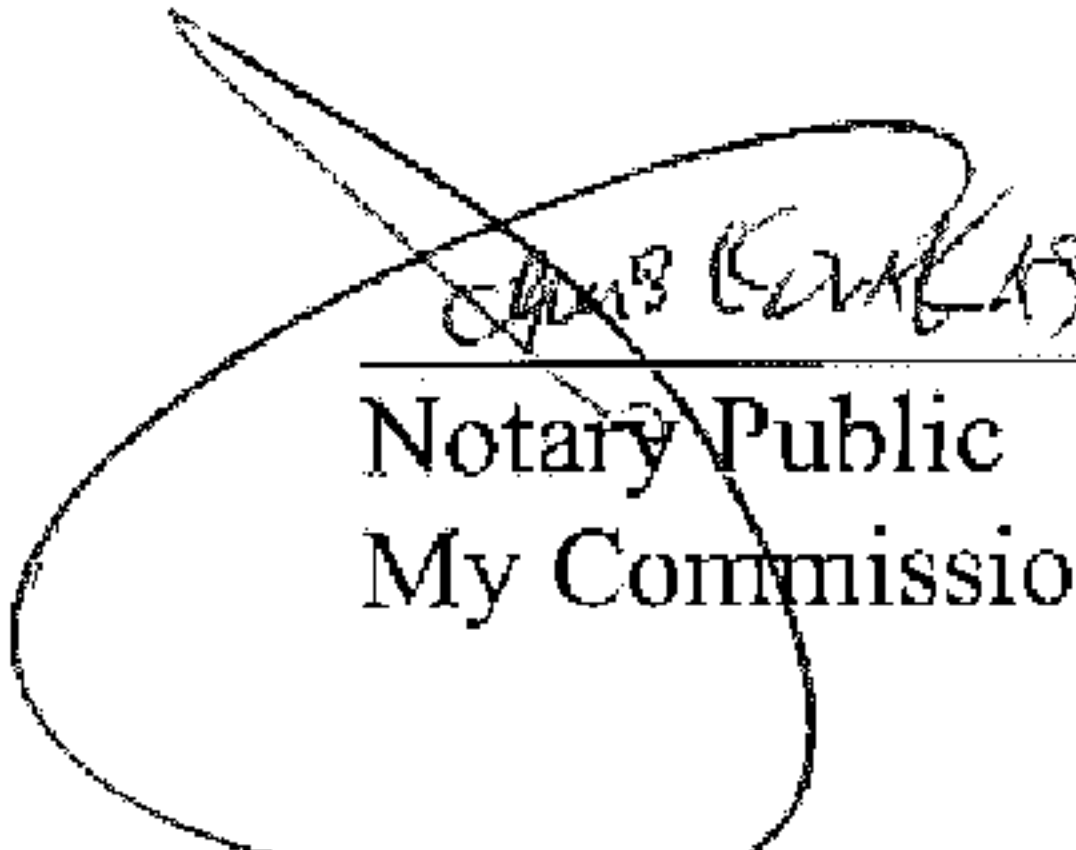
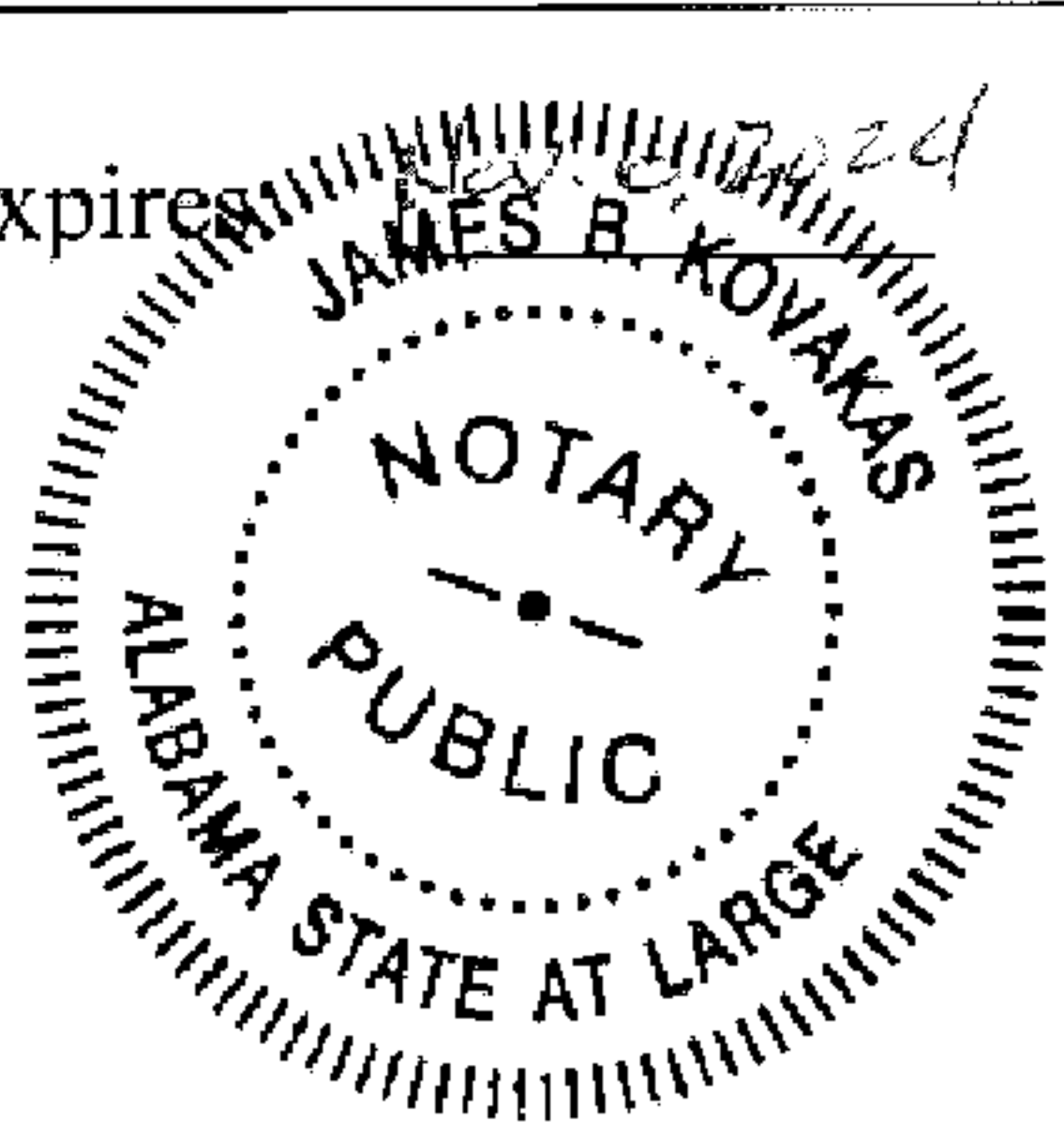

Notary Public
My Commission Expires 07/28/2024


EXHIBIT A – LEGAL DESCRIPTION

BEGIN at the SE Corner of the NE 1/4 of the NE 1/4 of Section 31, Township 20 South, Range 1 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N00°25'02"E for a distance of 1014.59' to the Westerly R.O.W. line of Shelby County Highway 49; thence N04°43'33"W and along said R.O.W. line for a distance of 400.28'; thence N88°24'50"W and leaving said R.O.W. line for a distance of 2566.41'; thence S00°44'01"E for a distance of 100.08'; thence N88°53'00"W for a distance of 141.80' to the Easterly R.O.W. line of Hughes Road to a curve to the right, having a radius of 418.20', and subtended by a chord bearing of S13°35'27"W, and a chord distance of 45.61'; thence along the arc of said curve and along said R.O.W. line for a distance of 45.63'; thence S16°43'16"W and along said R.O.W. line for a distance of 116.55' to a curve to the left, having a radius of 375.00', and subtended by a chord bearing of S06°34'56"E, and a chord distance of 296.70'; thence along the arc of said curve and along said R.O.W. line for a distance of 305.04'; thence S29°53'08"E and along said R.O.W. line for a distance of 141.35' to a curve to the right, having a radius of 330.00', and subtended by a chord bearing of S13°14'23"E, and a chord distance of 189.06'; thence along the arc of said curve and along said R.O.W. line for a distance of 191.74'; thence S03°24'21"W and along said R.O.W. line for a distance of 434.90' to a curve to the left, having a radius of 970.00', and subtended by a chord bearing of S00°35'25"E, and a chord distance of 136.80'; thence along the arc of said curve and along said R.O.W. line for a distance of 136.91'; thence S88°38'23"E and leaving said R.O.W. line for a distance of 703.35'; thence S88°45'24"E for a distance of 1949.76' to the POINT OF BEGINNING.

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>JOHNNY WALKER</u>	Grantee's Name	<u>KENNETH EDWARDS & KEYSHA LAMAE THOMASTON</u>
Mailing Address	<u>6969 GARDEN HILL</u> <u>TRUSSVILLE, AL</u> <u>35773</u>	Mailing Address	<u>424 VIVIAN LANE</u> <u>ALABASTER, AL</u> <u>35007</u>
Property Address	<u>CO RD 49</u> <u>APPROX E7.57, AL</u>	Date of Sale	<u>July 27, 2021</u>
		Total Purchase Price	\$ <u>691,803-</u>
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ _____

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 checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<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 July 27, 2021Print JOHNNY WALKER

Unattested

Sign Johnny Walker

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/28/2021 01:05:52 PM
\$70.00 JOANN
20210728000364520

Alicia S. Boyd