

This Instrument was Prepared by:

Send Tax Notice To: Christopher N. Wood

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

File No.: MV-21-27355

55385 Hwy 25
Van Diver, AL 35176

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Eighty Nine Thousand Dollars and No Cents (\$389,000.00)**, 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, **Brian Bell and Rachel Bell, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Christopher N. Wood**, 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.

\$330,650.00 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 3rd day of August, 2021.



Brian Bell



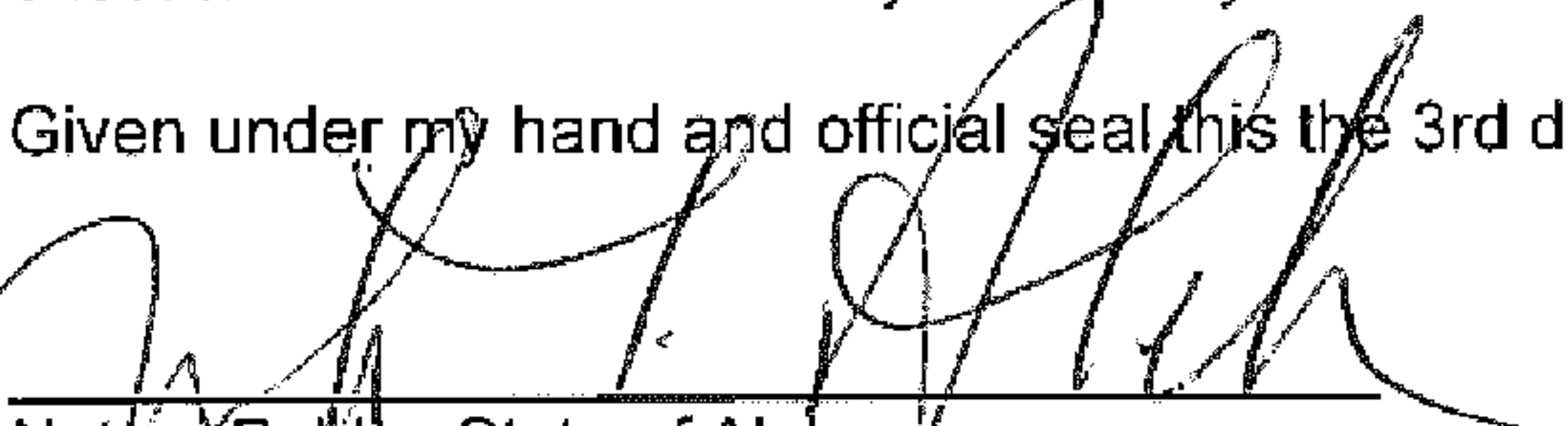
Rachel Bell

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Brian Bell and Rachel 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 3rd day of August, 2021.



Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 01, 2024

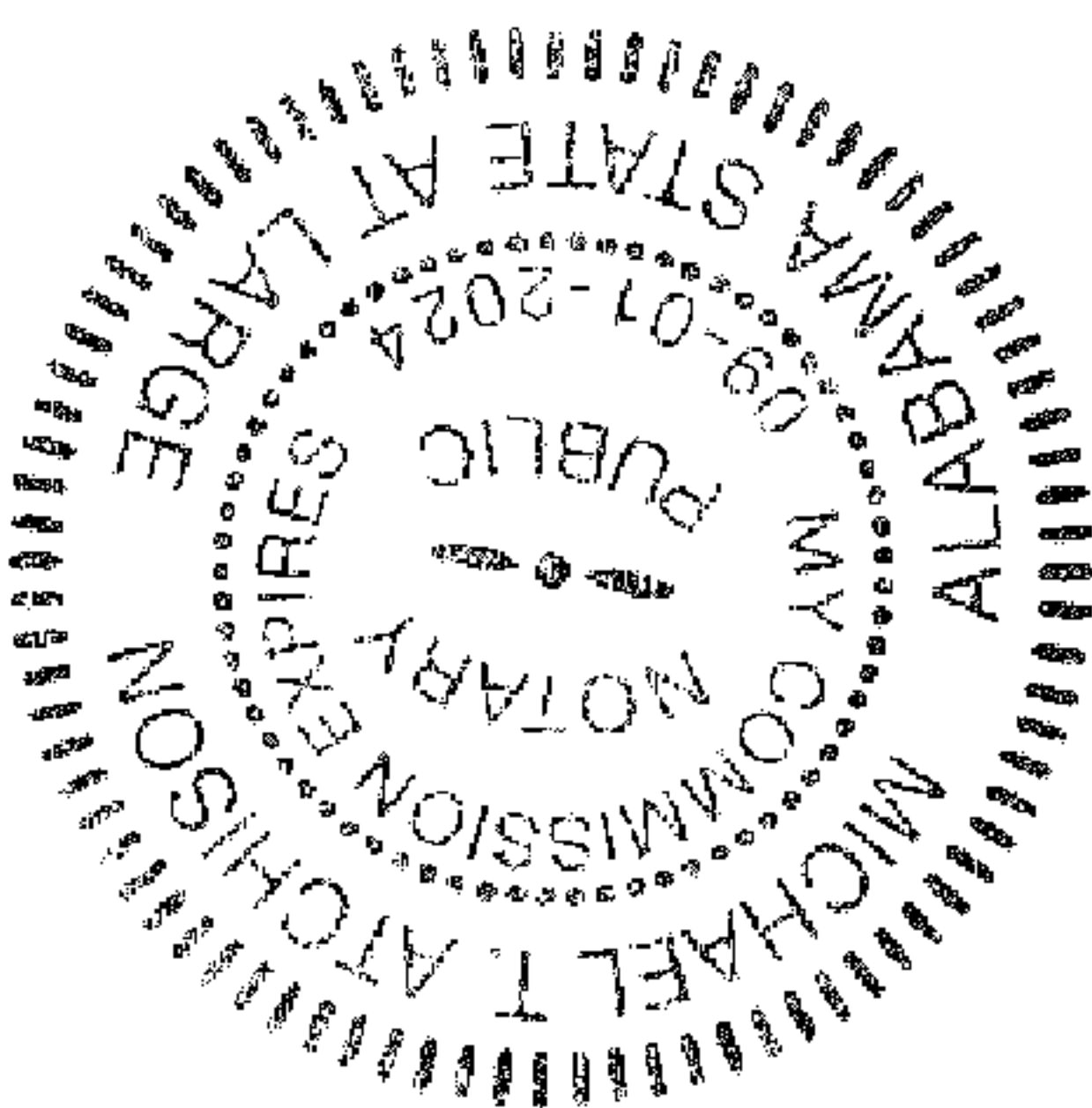


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in Northeast 1/4 of the Southwest 1/4 of Section 9, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 9, Township 18 South, Range 1 East, Shelby County, Alabama; thence North 86 degrees 40 minutes 18 seconds East assumed along the North line of said 1/4-1/4, 1,288.36 feet; thence South 22 degrees 47 minutes 44 seconds East 71.21 feet to a 1 foot crimped iron found at the Point of Beginning; thence South 22 degrees 47 minutes 44 seconds East 532.33 feet to a 1/2 inch rebar found on the northwesterly right of way line of Alabama Highway 25, being the point of curvature of a non-tangent curve; concave to the Southeast, having a radius of 657.54 feet a central angle of 20 degrees 16 minutes 34 seconds and a chord of 231.48 feet bearing South 35 degrees 19 minutes 04 seconds West; thence Southwest along said curve and line 232.69 feet to the point of curvature of a non-tangent curve, concave to the Northwest having a radius of 237.40 feet, a central angle of 48 degrees 32 minutes 45 seconds and a chord of 195.18 feet bearing South 54 degrees 21 minutes 08 seconds West; thence Southwest along said curve and line 201.15 feet to a 5/8 inch rebar set; thence North 22 degrees 47 minutes 44 seconds West 532.21 feet to a 1/2 inch rebar found; thence North 44 degrees 02 minutes 24 seconds East 420.76 feet to the Point of Beginning, being 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 | Brian Bell Rachel Bell | Grantee's Name | Christopher N. Wood |
| Mailing Address | <u>190 OLD OAK CIRCLE</u> <u>CHELSEA, AL 35043</u> | Mailing Address | <u>55385 Hwy 25</u> <u>Vandiver AL 35176</u> |
| Property Address | 55385 Highway 25 Vandiver, AL 35176 | Date of Sale | August 03, 2021 |
| | | Total Purchase Price | \$389,000.00 |
| | | 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 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 July 30, 2021Print Brian Bell**Unattested**Sign [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
08/04/2021 02:25:46 PM
\$86.50 JOANN
20210804000378350

Form RT-1

Allen S. Bayl