

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
725 West Street
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Ruby F. Goolsby
5775 Hwy 26
Columbiana AL 35051

STATE OF ALABAMA)
SHELBY COUNTY) **WARRANTY DEED-Life Estate reserved**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Five Hundred and 00/100 Dollars (\$500.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ruby F. Goolsby** hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Kathy D. Fincher** hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

SEE EXHIBIT A


20211012000496090 1/3 \$217.00
Shelby Cnty Judge of Probate, AL
10/12/2021 01:12:17 PM FILED/CERT

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

NOTE: this conveyance is a future interest and is subject to the life estate as reserved by Ruby F. Goolsby for her lifetime in the above referenced deeds.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors has a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors has executed this Deed and set the seal of the Grantors thereto on this date the 30th day of September, 2021 at 725 West Street, Montevallo, Alabama 35115.

GRANTOR

Ruby F. Goolsby (L.S.)
Ruby F. Goolsby

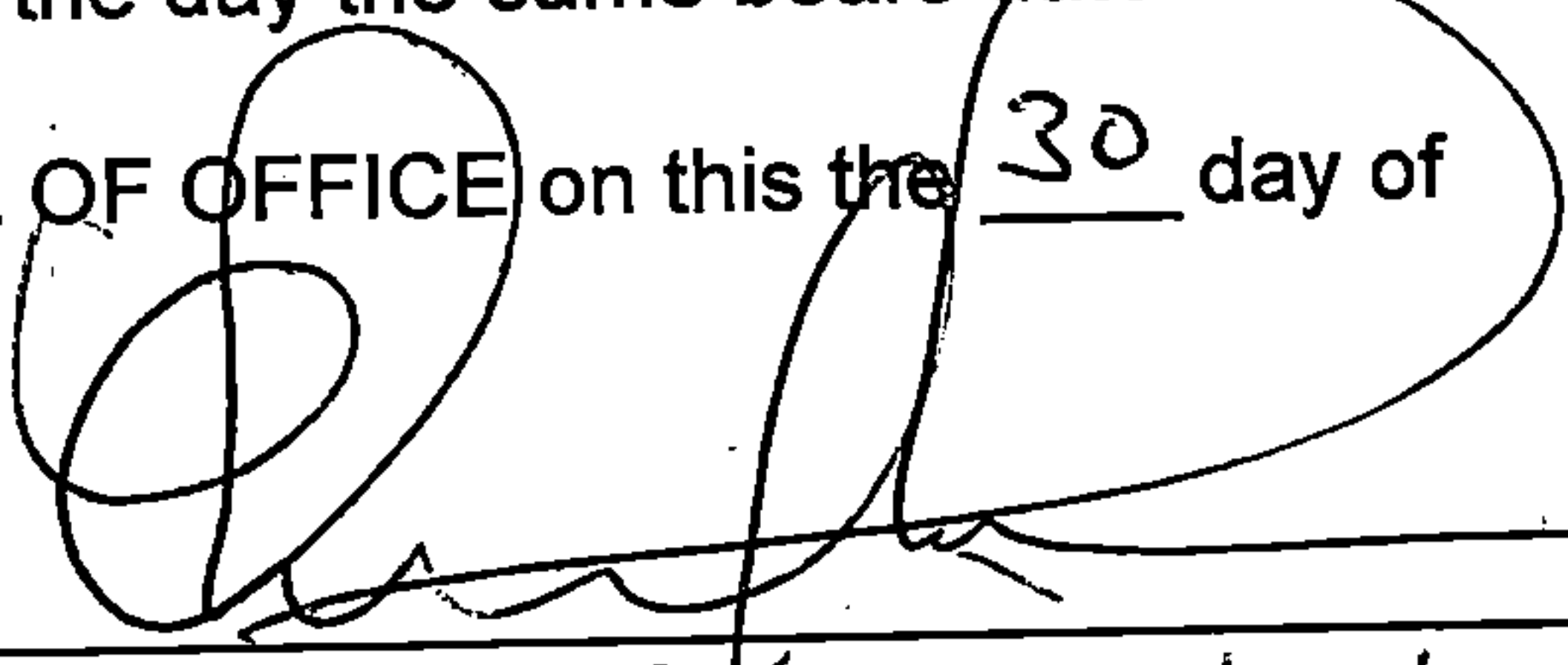
STATE OF ALABAMA)
SHELBY COUNTY) **ACKNOWLEDGMENT**

Shelby County, AL 10/12/2021
State of Alabama
Deed Tax: \$189.00

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Ruby F. Goolsby, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 30 day of September, 2021.

CHRIS SMITHERMAN
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MAY. 01, 2024


NOTARY PUBLIC
My Commission Expires: 05/01/2024



20211012000496090 2/3 \$217.00
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A part of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 18 Township 21 South, Range 1 West, more particularly described as follows: Commence at the Northwest corner of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ Section 18 Township 21 South, Range 1 West and run in an Easterly direction along the North boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 827.0 feet; thence turn an angle of 90 deg. 19' to right and run a distance of 676.9 feet to North right of way line of Columbiana-Saginaw Highway; thence turn an angle of 119 deg. 31' to right and run in a Northwesterly direction along the North right of way line of said Highway a distance of 684.0 feet; thence turn an angle of 04 deg. 17' to left and continue along said Highway right of way a distance of 259.4 feet; thence turn an angle of 65 deg. 22' to right and run Northerly along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 244.8 feet to point of beginning.

LESS AND EXCEPT

PARCEL I:

Commence at the NW corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 18, Township 21 South, Range 1 West, Shelby County, Alabama; thence North 90 degrees 00 minutes 00 seconds East a distance of 266.32 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 328.93 feet; thence South 29 degrees 09 minutes 22 seconds West, a distance of 495.66 feet to a point on the northerly R.O.W. line of Shelby County Highway 26; thence North 61 degrees 13 minutes 08 seconds West and along said R.O.W. line, a distance of 177.09 feet to the beginning of a curve to the left, having a radius of 1590.00, a central angle of 01 degree 11 minutes 23 seconds and subtended by a chord which bears North 61 degrees 48 minutes 49 seconds West and a chord distance of 33.01 feet; thence along the arc of said curve and said R.O.W. line a distance of 33.01 feet; thence North 16 degrees 15 minutes 49 seconds East and leaving said R.O.W. line, a distance of 345.84 feet to the POINT OF BEGINNING. Situated in Shelby County, Alabama.

PARCEL II:

Begin at the NW corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 18, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence North 90 degrees 00 minutes 00 seconds East a distance of 266.32 feet; thence South 16 degrees 15 minutes 49 seconds West, a distance of 345.84 feet to a point on the northerly R.O.W. line of Shelby County Highway 26, said point being the beginning of a non-tangent curve to the left, having a radius of 1590.00, a central angle of 06 degrees 51 minutes 19 seconds and subtended by a chord which bears North 65 degrees 50 minutes 10 seconds West and a chord distance of 190.12 feet; thence along the arc of said curve and said R.O.W. line, a distance of 190.24 feet; thence North 00 degrees 54 minutes 03 seconds East and leaving said R.O.W. line, a distance of 254.20 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated May 21, 2013.

Real Estate Sales Validation Form

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

Grantor's Name Ruby F. Goolsby
Mailing Address 5775 Hwy 26
Columbiana AL 35051

Grantee's Name Ruby F. Goolsby
Mailing Address 5775 Hwy 26
Columbiana AL 35051

Property Address 5775 Hwy 26
Columbiana AL
35051

Date of Sale 09/30/21
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 188,630 Future Interest

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 Estate planning

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 09/30/21

Print Chris Smith

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20211012000496090 3/3 \$217.00
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