

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice  
P.O. Box 587 Columbiana, Alabama 35051

## **WARRANTY DEED**

### **STATE OF ALABAMA**

### **SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Ronnie B. Porter and wife, Patricia A. Porter (herein referred to as GRANTOR) do grant, bargain, sell and convey unto Ronnie Burl Porter and Patricia Porter as Co-Trustees of the Porter Family Revocable Trust (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

#### Parcel 1

Begin at the Southeast Corner of NE 1/4 of SW 1/4, Section 12, Township 24 North, Range 15 East, St. Stephens Meridian, thence run North along East line of said NE 1/4 of SW 1/4 a distance of 953.11 feet, turn left an angle of 90 degrees 00 minutes a distance of 115.0 feet, turn left an angle of 55 degrees 24 minutes 20 seconds a distance of 175.0 feet for point of beginning; thence continue said course a distance of 93.0 feet, turn right an angle of 106 degrees 27 minutes 15 seconds a distance of 233.28 feet to water's edge of Lay Lake, turn right an angle of 57 degrees 38 minutes 45 seconds and run Northeasterly along said water's edge a distance of 106.0 feet, thence turn right an angle of 122 degrees 31 minutes 05 seconds a distance of 264.02 feet to point of beginning; being in NE 1/4 of SW 1/4, Section 12, Township 24 North, Range 15 East, St. Stephens Meridian, and situated in Shelby County, Alabama.

#### Parcel 2

Commence at the SE corner of the NE 1/4 of the SW 1/4 of Section 12, Township 24 North, Range 15 East; thence run north along said 1/4-1/4 line a distance of 953.11 feet; thence turn an angle of 90 degrees left and run a distance of 115.00 feet; thence turn an angle of 55 degrees 24 minutes 20 seconds left and run a distance of 175.00 feet to the point of beginning; thence continue along last described course a distance of 93.00 feet; thence turn an angle of 45 degrees 05 minutes 37 seconds left to the chord of a curve to the left and run a distance of 105.27 feet along said chord; thence turn an angle of 144 degrees 22 minutes 07 seconds right from said chord and run a distance of 336.35 feet; thence turn an angle of 128 degrees 38 minutes 18 seconds right and run a distance of 53.09 feet; thence turn an angle of 53 degrees 22 minutes 56 seconds left and run a distance of 53.10 feet; thence turn an angle of 10 degrees 43 minutes 32 seconds left and run a distance of 106.00 feet; thence turn an angle of 123 degrees 11 minutes 03 seconds right and run a distance of 264.02 feet to the point of beginning. According to the survey of Rodney Shiflett, dated



20211015000501910 1/3 \$344.50  
Shelby Cnty Judge of Probate, AL  
10/15/2021 10:02:13 AM FILED/CERT

Shelby County, AL 10/15/2021  
State of Alabama  
Deed Tax: \$315.50



December 30, 1996. LESS AND EXCEPT property as described in deed recorded in Inst. No. 1996-37737 in Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE and successors and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE, their successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 15<sup>th</sup> day of October, 2021.



20211015000501910 2/3 \$344.50  
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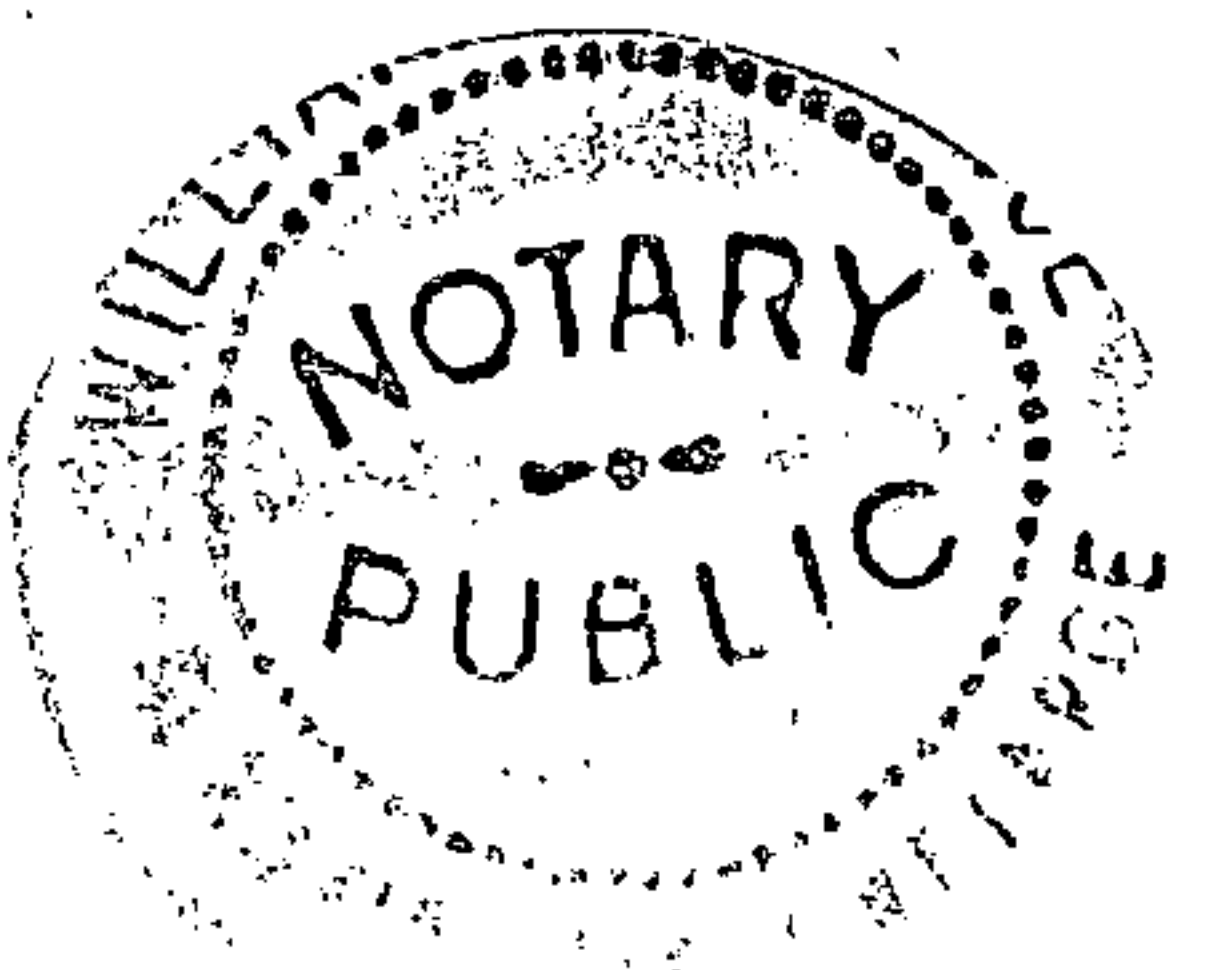
Ronnie B. Porter  
Ronnie B. Porter

Patricia A. Porter  
Patricia A. Porter

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronnie B. Porter and Patricia A. Porter, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day of October, 2021.



William R. Jantner  
Notary Public  
My commission expires 9/12/23



## Real Estate Sales Validation Form

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

Grantor's Name Ronnie B. Porter & Patricia A. Porter  
Mailing Address 85 Spinner Drive  
Shelby, AL 35143

Grantee's Name Porter Family Trust  
Mailing Address 85 Spinner Drive  
Shelby, AL 35143

Property Address 85 Spinner Drive  
Shelby, AL 35143

Date of Sale 10/15/21  
Total Purchase Price \$

or  
Actual Value \$ 315,330.00

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)

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other assessor's current market 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 10/15/21

Print Ronnie B. Porter

☐ Unattested

Sign

Ronnie B. Porter

(Grantor/Grantee/Owner/Agent) circle one



20211015000501910 3/3 \$344.50  
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Form RT-1