



20211130000570030 1/4 \$52.00
Shelby Cnty Judge of Probate, AL
11/30/2021 10:44:05 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Larry Nordquist
195 Brandy Lane
Harpersville, AL. 35078

Send Tax Notice To:

Jack Eldridge Walker
159 Dyer Rd.
Harpersville, Al 35078

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twenty Thousand Six Hundred Twenty-five Dollars and NO/100 (\$ 20,625.00) and other consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, Larry Nordquist and Yvonne Nordquist, Husband and Wife (herein referred to Grantors) do grant, bargain, sell and convey unto Jack Eldridge Walker (herein referred to as Grantee), the following described real estate, situated in Shelby, Alabama, to-wit:

LEGAL DESCRIPTION

See Exhibit "A": Legal Description Parcel 1.

Subject to all easements, restrictions and rights of way of record: Grantors to retain easements for Ingress/Egress to Parcel 2.

The above-described property does not constitute the homestead of grantors.

Legal description furnished by grantors; deed prepared without the benefit of title search or title insurance.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantees, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his assigns forever, against the lawful claims or all persons.

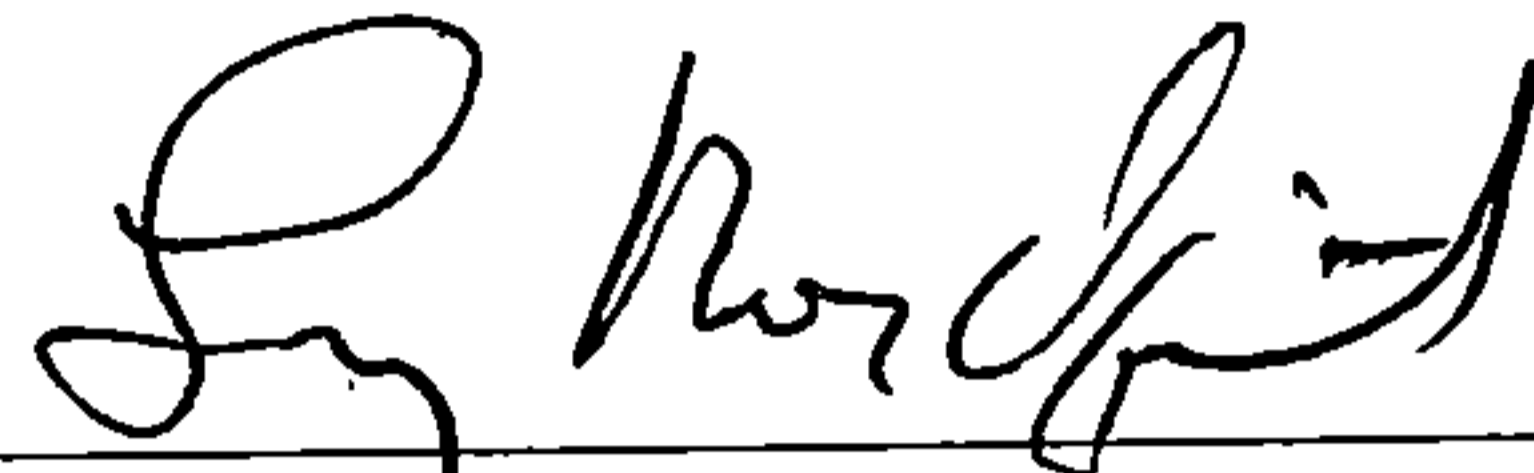
Shelby County, AL 11/30/2021
State of Alabama
Deed Tax: \$21.00




20211130000570030 2/4 \$52.00
Shelby Cnty Judge of Probate, AL
11/30/2021 10:44:05 AM FILED/CERT

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this

30 day of November, 2021.



Larry Nordquist

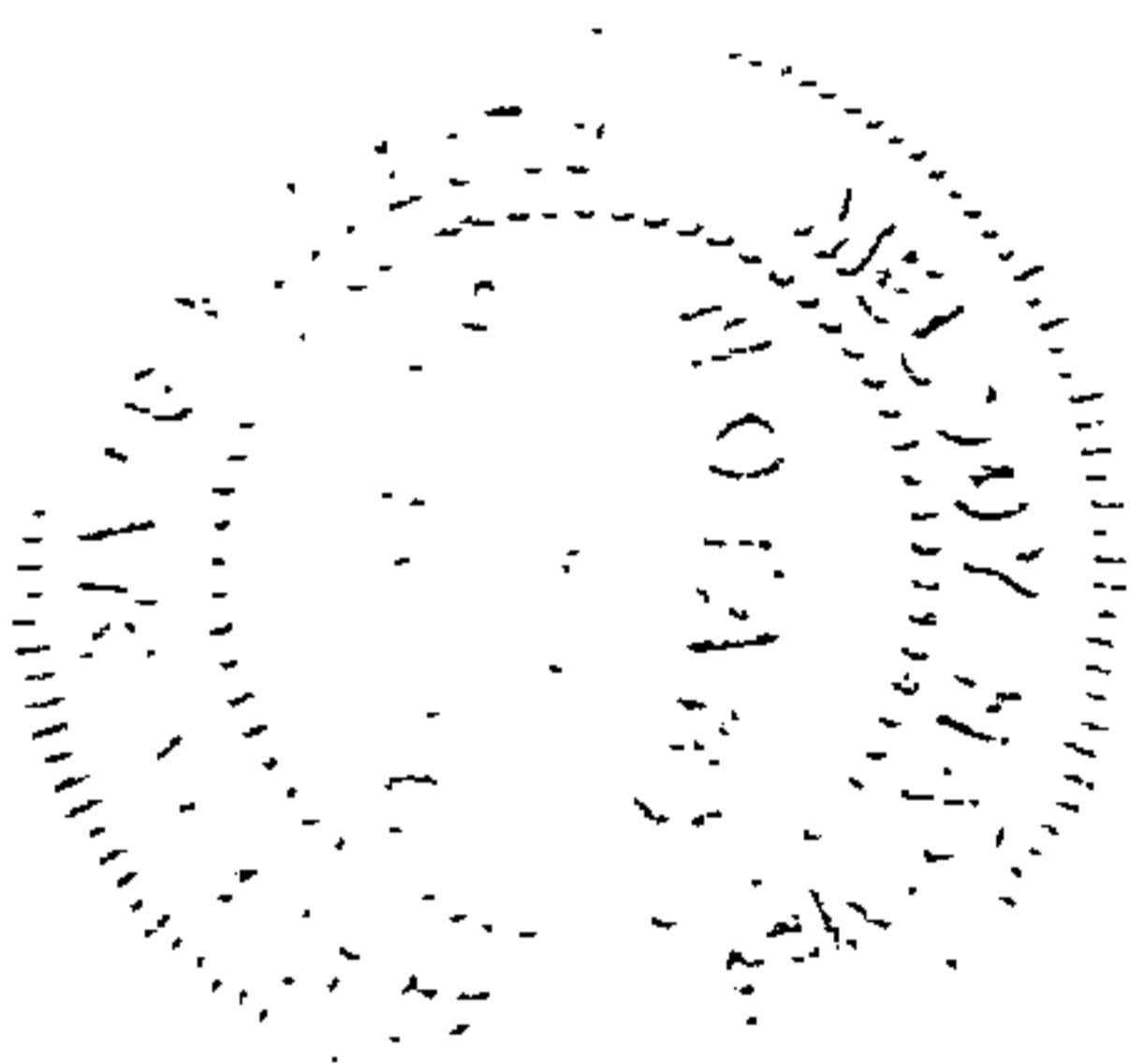


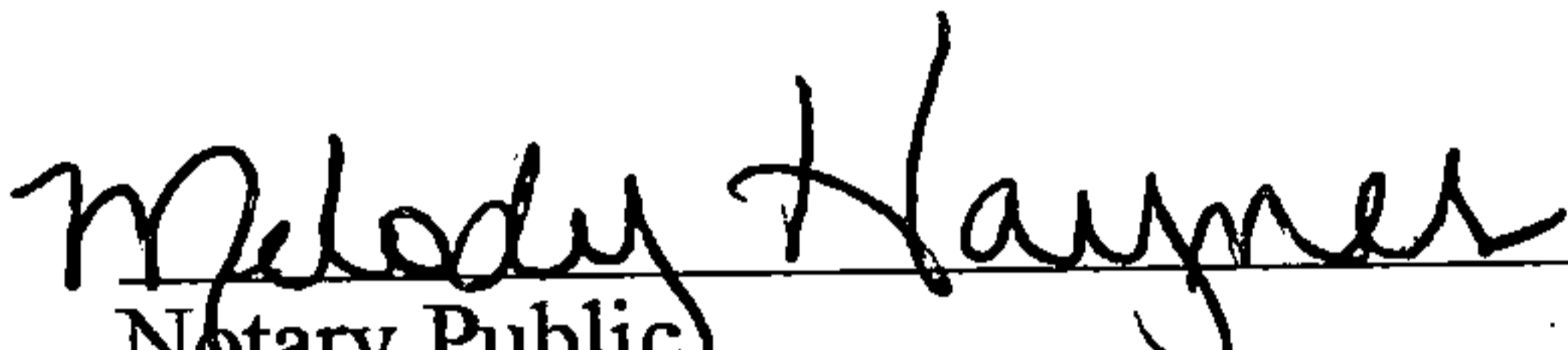
Yvonne Nordquist

STATE OF ALABAMA
SHELBY, COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Larry Nordquist and Yvonne Nordquist, whose names are signed to the foregoing conveyance, and who is 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 30 day of November, 2021.

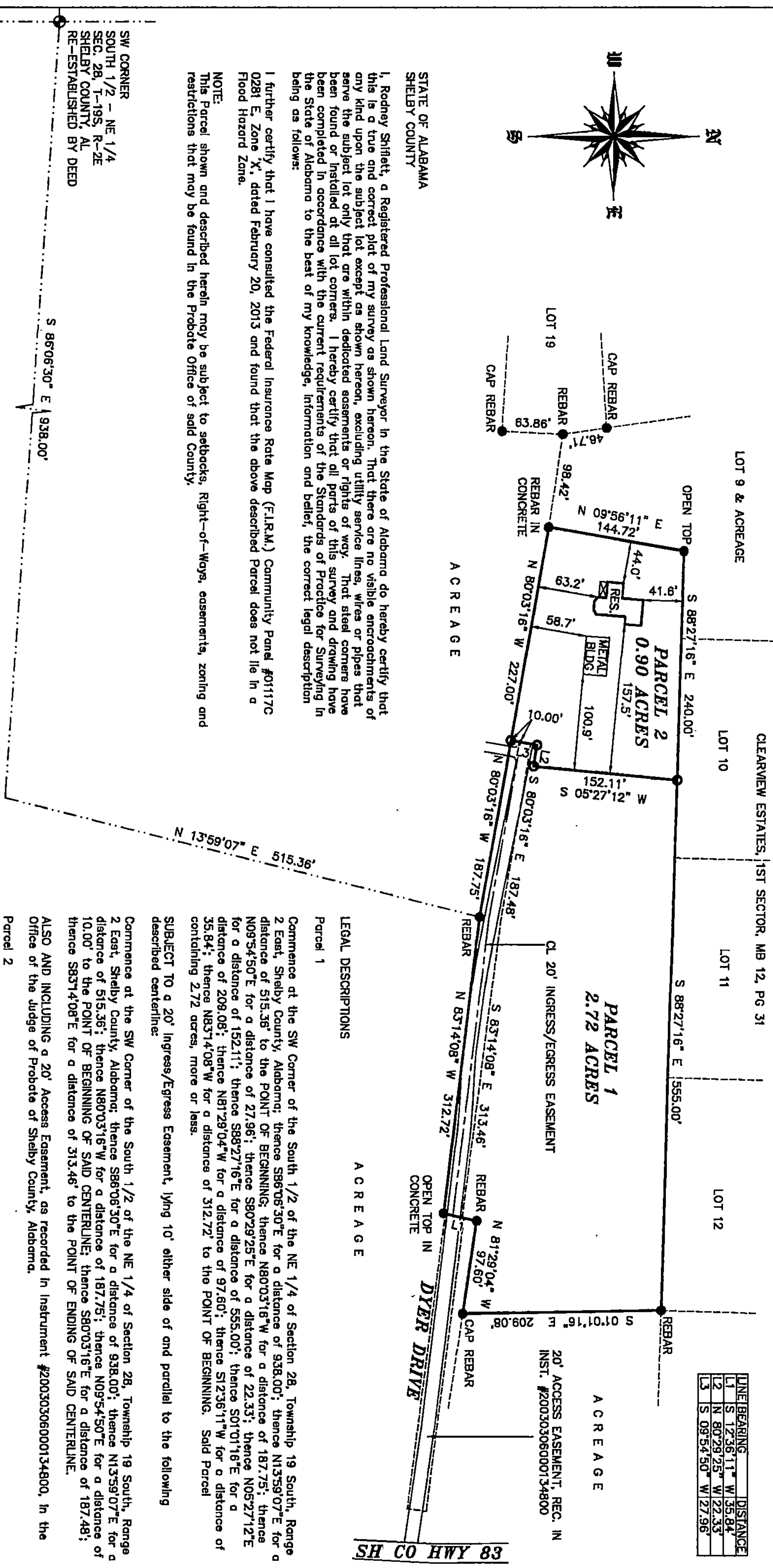
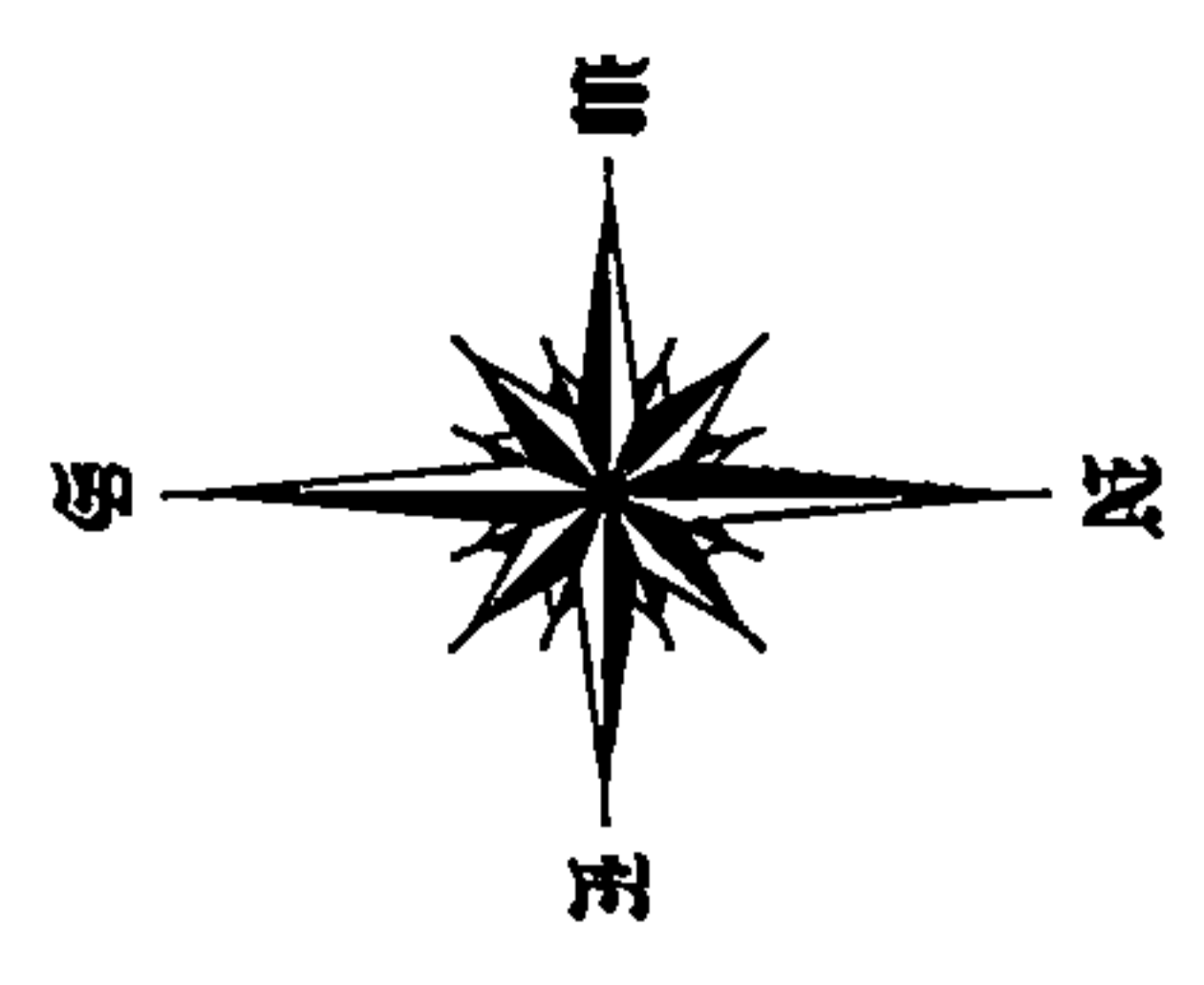




Notary Public

My Commission Expires: 11/26/22

20211130000570030 3/4 \$52.00
 Shelby Cnty Judge of Probate, AL
 11/30/2021 10:44:05 AM FILED/CERT



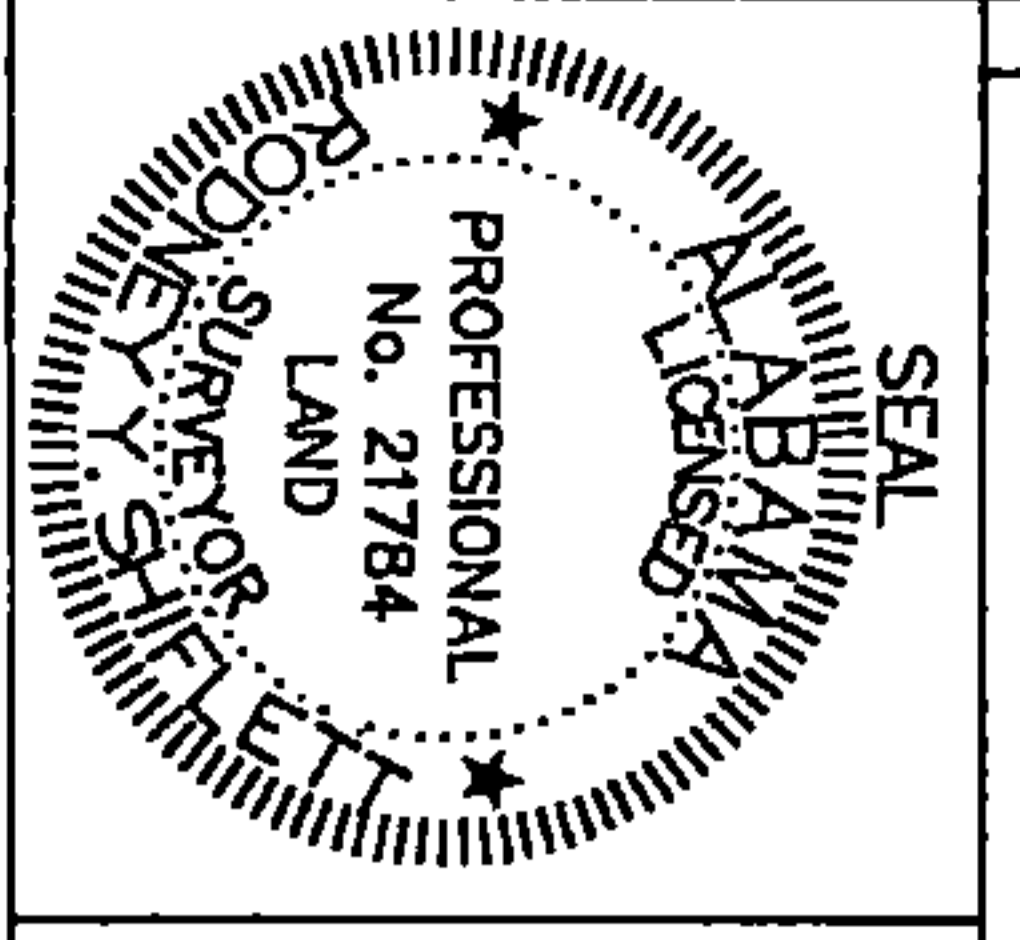
STATE OF ALABAMA
 SHELBY COUNTY

I, Rodney Shifflett, a Registered Professional Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plot of my survey as shown hereon. That there are no visible encroachments of any kind upon the subject lot except as shown hereon, excluding utility service lines, wires or pipes that serve the subject lot only that are within dedicated easements or rights of way. That steel corners have been found or installed at all lot corners. I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief; the correct legal description being as follows:

I further certify that I have consulted the Federal Insurance Rate Map (F.I.R.M.) Community Panel #01117C 0281 E, Zone X, dated February 20, 2013 and found that the above described Parcel does not lie in a Flood Hazard Zone.

NOTE:
 This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.

SW CORNER
 SOUTH 1/2 - NE 1/4
 SEC. 28, T-19S, R-2E
 SHELBY COUNTY, AL
 RE-ESTABLISHED BY DEED



LEGEND

- 1/2" REBAR SET
- IRON PIN FOUND
- R.O.W.
- NOT TO SCALE
- UTILITY POLE
- OVERHEAD UTILITIES
- FIELD MEASURED
- PLAT / RECORDED MAP
- COVERED DECK/PORCH
- DECK/PORCH

JOB NO. 21789
 DATE 11/16/21 DATE OF FIELD SURVEY 11/5/21
 ADDRESS 176 Dyer Road SCALE 1" = 100' (11X17)
 DRAWN BY H. LETTIS CHECK BY R.Y.S.

RODNEY SHIFFLETT SURVEYING
 P.O. BOX 204
 COLUMBIANA, ALABAMA 35051
 TEL. 205-669-1205 FAX. 205-669-1298

LEGAL DESCRIPTIONS

Parcel 1
 Commence at the SW Corner of the South 1/2 of the NE 1/4 of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama; thence S86°06'30"E for a distance of 938.00'; thence N13°59'07"E for a distance of 515.36' to the POINT OF BEGINNING; thence N80°03'16"W for a distance of 187.75'; thence N09°54'50"E for a distance of 27.96'; thence S80°29'25"E for a distance of 22.33'; thence N05°27'12"E for a distance of 152.11'; thence S88°27'16"E for a distance of 555.00'; thence S01°01'18"E for a distance of 208.08'; thence N81°29'04"W for a distance of 97.60'; thence S12°36'11"W for a distance of 35.84'; thence N83°14'08"W for a distance of 312.72' to the POINT OF BEGINNING. Said Parcel containing 2.72 acres, more or less.

Parcel 2
 Commence at the SW Corner of the South 1/2 of the NE 1/4 of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama; thence S86°06'30"E for a distance of 938.00'; thence N13°59'07"E for a distance of 515.36'; thence N80°03'16"W for a distance of 187.75'; thence N09°54'50"E for a distance of 27.96'; thence S80°29'25"E for a distance of 22.33'; thence N05°27'12"E for a distance of 152.11'; thence S88°27'16"E for a distance of 555.00'; thence S01°01'18"E for a distance of 187.48'; thence S83°14'08"E for a distance of 313.46' to the POINT OF ENDING OF SAID CENTERLINE.

ALSO AND INCLUDING a 20' Access Easement, as recorded in Instrument #20030306000134800, in the Office of the Judge of Probate of Shelby County, Alabama.

Commence at the SW Corner of the South 1/2 of the NE 1/4 of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama; thence S86°06'30"E for a distance of 938.00'; thence N13°59'07"E for a distance of 515.36'; thence N80°03'16"W for a distance of 187.75' to the POINT OF BEGINNING; thence N09°54'50"E for a distance of 27.96'; thence S80°29'25"E for a distance of 22.33'; thence N05°27'12"E for a distance of 144.72'; thence S88°27'16"E for a distance of 240.00'; thence S05°27'12"W for a distance of 152.11'; thence N80°29'25"W for a distance of 22.33'; thence S09°54'50"W for a distance of 27.96' to the POINT OF BEGINNING. Said Parcel containing 0.90 acres, more or less.

According to my survey of November 16, 2021
 Rodney Shifflett
 Al. Reg. #21784

Real Estate Sales Validation Form



20211130000570030 4/4 \$52.00
Shelby Cnty Judge of Probate, AL
11/30/2021 10:44:05 AM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, §

Grantor's Name Larry Nordquist
Mailing Address Yvonne Nordquist
195 Brandy Ln
Harpersville AL

Grantee's Name JACK ELDRIE WALKER
Mailing Address 159 Oyer Road
Harpersville AL
35078

Property Address No Property Address

Date of Sale 11-30-2021
Total Purchase Price \$ 20,625.00
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)
 Bill of Sale Appraisal
 Sales Contract Other
 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 11-30-2021

Print Larry Nordquist
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested
(verified by)