

This Instrument was Prepared by:

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

Send Tax Notice To: The Water Works Board of the Town of
Columbiana

50 Water Works St.
Columbiana, AL 35051

File No.: S-21-27843

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Fifteen Thousand Dollars and No Cents (\$215,000.00), 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, **Justin Luke Wheeler and Marion Ashley Wheeler**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **The Water Works Board of the Town of Columbiana**, (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 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 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 15th day of December, 2021.

Justin Luke Wheeler
Justin Luke Wheeler

Marion Ashley Wheeler
Marion Ashley Wheeler

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 Justin Luke Wheeler and Marion Ashley Wheeler, 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 15th day of December, 2021.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-1-24

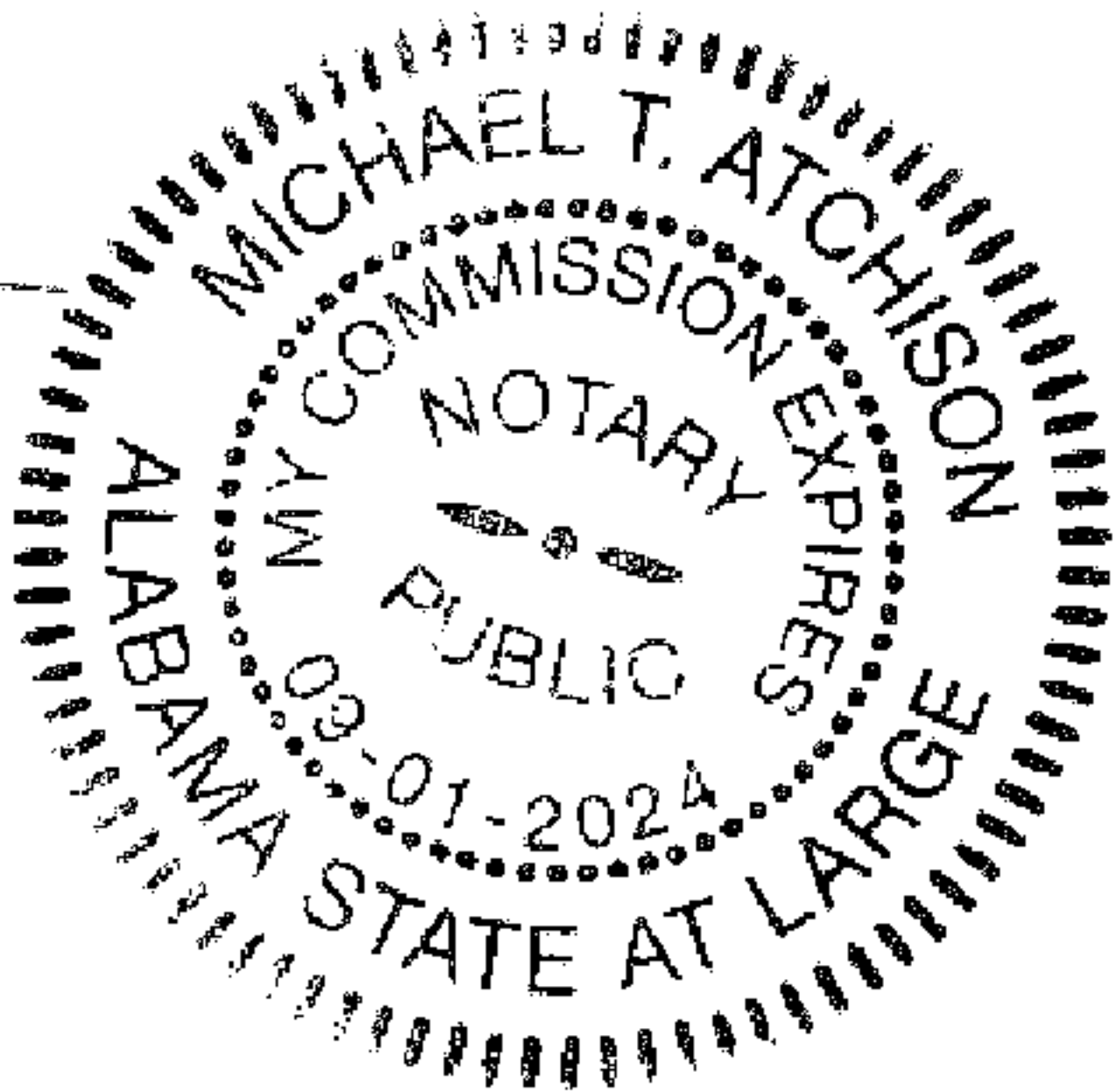


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Two tracts of land situated in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 16, Township 24 North, Range 15 East, Shelby County, Alabama, and being more particularly described as follows:

TRACT I:

Begin at the SW corner of above said $\frac{1}{4}$ - $\frac{1}{4}$, said point being the point of beginning; thence South 87 degrees 58 minutes 12 seconds East a distance of 1129.24 feet to a point on the Northwesterly right of way line of Shelby County Highway 311 (80-foot right of way); thence North 52 degrees 39 minutes 31 seconds East and along said right of way line a distance of 137.95 feet; thence North 42 degrees 53 minutes 06 seconds West and leaving said right of way line a distance of 1819.48 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 1376.85 feet to the point of beginning.

TRACT II:

Commence at the SW corner of above said $\frac{1}{4}$ - $\frac{1}{4}$; thence South 87 degrees 58 minutes 12 seconds East a distance of 1254.87 feet to a point on the Southeasterly right of way line of Shelby County Highway 311 (80-foot right of way), said point being the point of beginning; thence continue along the last described course and leaving said right of way line, a distance of 68.27 feet; thence North 42 degrees 53 minutes 06 seconds West, a distance of 44.05 feet to a point on the Southeasterly right of way line of above said Highway 311; thence South 52 degrees 01 minutes 08 seconds West and along said right of way line a distance of 48.52 feet to the point of beginning.

According to survey of Rodney Y. Shiflett, RLS #21784, dated April 20, 2006.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/16/2021 09:57:52 AM
 \$243.00 KIMBERLY
 20211216000595370

Allen S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name	Justin Luke Wheeler	Grantee's Name	The Water Works Board of the Town of Columbiana
	Marion Ashley Wheeler		
Mailing Address	<u>1341 Hwy 311</u> <u>Shelby AL 35143</u>	Mailing Address	<u>50 Water Works St.</u> <u>Columbiana</u>
Property Address	1341 Highway 311 . Shelby, AL 35143	Date of Sale	December 15, 2021
		Total Purchase Price	\$215,000.00
		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)

☐ 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 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 December 06, 2021

Print Justin Luke Wheeler

Unattested

Sign *JLW*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one