

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Nathan and Leslie Dodson
285 Wilderness Trl
Alabaster, Al 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration **THREE HUNDRED TWENTY EIGHT THOUSAND TWO HUNDRED DOLLARS AND NO CENTS (\$328,200.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, *Evelyn T. Stone, a single woman (herein referred to as Grantor)* grant, bargain, sell and convey unto *Nathan Dodson and Leslie Dodson (herein referred to as Grantees)*, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See Exhibit "A"- Legal Description

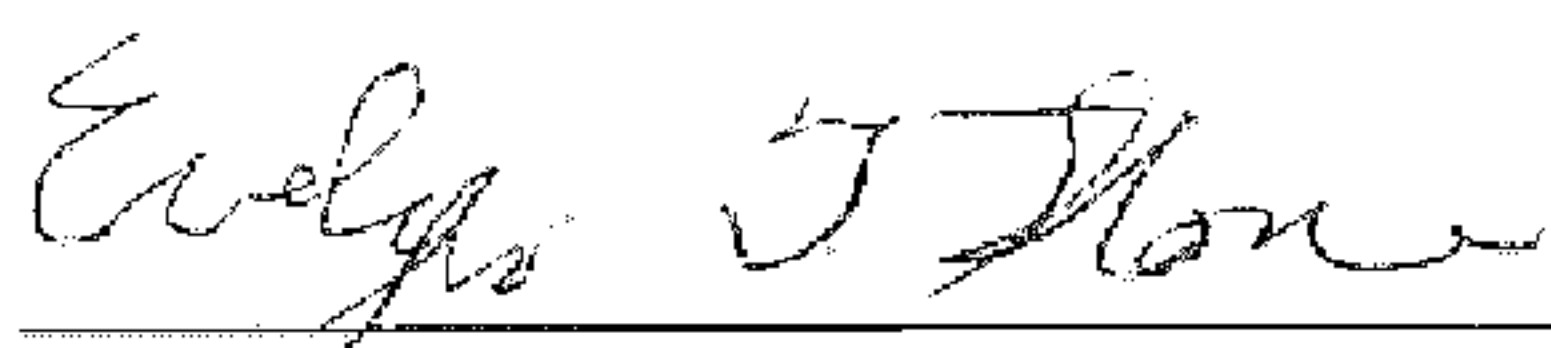
SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2021.
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27th day of December 2021.

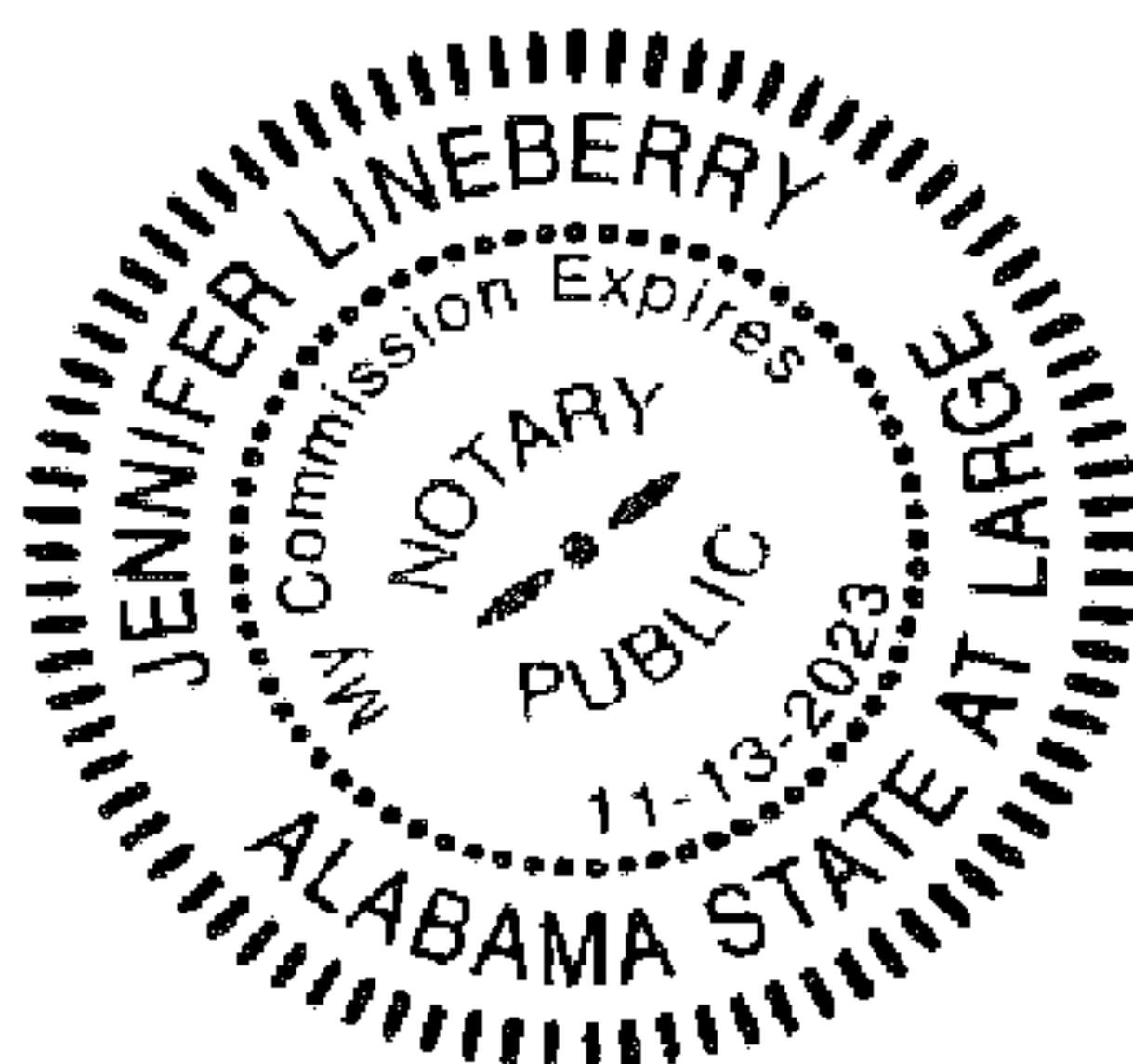



Evelyn T. Stone

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify *Evelyn T. Stone*, 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 27th day of December 2021.





Notary Public
My Commission Expires: 11-13-2023

Exhibit "A"- LEGAL DESCRIPTION

Commence at the Southeast corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 15, Township 21 South, Range 3 West; thence run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 1325.13 feet to the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn an angle of $88^{\circ}17'47''$ to the right and run a distance of 649.09 feet; thence turn an angle of $91^{\circ}42'47''$ to the right and run a distance of 1172.52 feet; thence turn an angle of $83^{\circ}51'18''$ to the left and run a distance of 186.81 feet; thence turn an angle of $82^{\circ}40'47''$ to the right and run a distance of 132.30 feet to the West line of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 14, Township 21 South, Range 3 West; thence turn an angle of $3^{\circ}51'48''$ to the right and run a distance of 42.07 feet; thence turn an angle of $61^{\circ}54'29''$ to the right and run a distance of 404.43 feet; thence turn an angle of $24^{\circ}04'24''$ to the right and run a distance 489.34 feet; thence turn an angle of $91^{\circ}35'33''$ to the right and run a distance of 230.80 feet to the point of beginning. Situated in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 15, Township 21 South, Range 3 West and the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, and containing 24.00 acres more or less



20211228000607960 12/28/2021 10:38:43 AM DEEDS 3/3
Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/28/2021 10:38:43 AM
\$356.50 CHARITY
20211228000607960

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Evelyn T. Stone
Mailing Address 385 Wilderness Trl
Alabaster, AL
35007

Grantee's Name Nathan and Leslie Dodson
Mailing Address 385 Wilderness Trl
Alabaster, AL
35007

Property Address 385 Wilderness Trl
Alabaster, AL
35007

Date of Sale 12/27/21
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 328,200.00

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 tax 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 12/27/21

Print Evelyn T. Stone

☐ Unattested

(verified by)

Sign

Evelyn T. Stone

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1