

**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:*  
**Jason Brian Echols**  
306 N. Main St.  
Columbiana, AL  
35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

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

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration **ONE DOLLAR AND NO CENTS (\$1.00)**, 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, **Jason Brian Echols and wife, Meghan Echols (herein referred to as Grantor)** grant, bargain, sell and convey unto **Jason Brian Echols and Meghan Echols (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See Attached Exhibit "A" for 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 27<sup>th</sup> day of December, 2021.

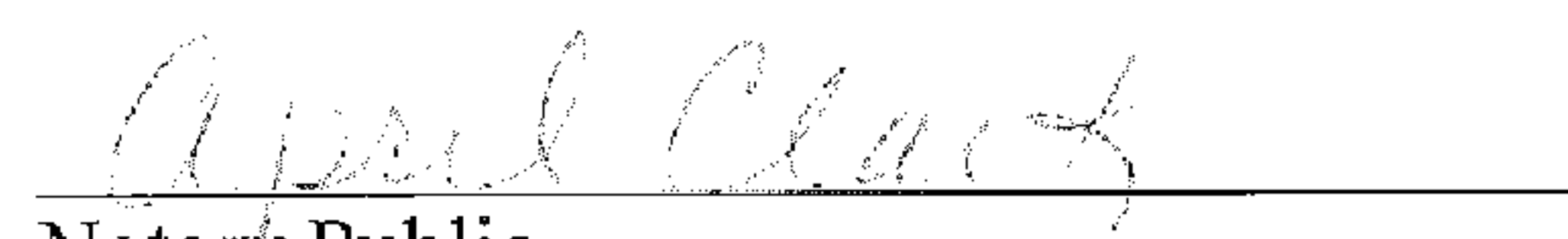
  
\_\_\_\_\_  
**Jason Brian Echols**

  
\_\_\_\_\_  
**Meghan Echols**

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

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify **Jason Brian Echols and Meghan Echols**, 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 27<sup>th</sup> day of December, 2021.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 9/1/2024



**EXHIBIT A – LEGAL DESCRIPTION**

Commence at the NE corner of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama; thence North 90 degrees 00 minutes 00 seconds West, a distance of 461.63 feet to the point of beginning, said point lying on the Westerly right of way line of North Main Street; thence North 00 degrees 02 minutes 49 seconds West and along said right of way line, a distance of 14.20 feet; thence South 86 degrees 12 minutes 09 seconds West and leaving said right of way line, a distance of 214.26 feet; thence South 00 degrees 26 minutes 16 seconds East, a distance of 75.95 feet; thence South 89 degrees 38 minutes 07 seconds East, a distance of 213.29 feet to the Westerly right of way line of North Main Street; thence North 00 degrees 02 minutes 49 seconds West and along said right of way line, a distance of 77.30 feet to the point of beginning.

**Real Estate Sales Validation Form**

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

Grantor's Name Jason Brian Echols  
 Mailing Address 306 N. Main St  
Columbiana, AL  
35051

Grantee's Name Jason and Megan Echols  
 Mailing Address 306 N. Main St  
Columbiana, AL  
35051

Property Address 306 N. Main St  
Columbiana, AL  
35051

Date of Sale 12/27/21  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 97,185.00

Filed and Recorded  
 Official Public Records 35051  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/29/2021 02:07:38 PM  
 \$125.50 JOANN  
 20211229000611460



*Ann S. Byrd*

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 1/2 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 Mike T. Atchison

Unattested  
 \_\_\_\_\_  
 (verified by)

Sign Mike T. Atchison  
 \_\_\_\_\_  
 (Grantor/Grantee/Owner/Agent) circle one