



20220214000063420 1/3 \$196.00
Shelby Cnty Judge of Probate, AL
02/14/2022 11:47:28 AM FILED/CERT

This instrument was Prepared by:

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

Send Tax Notice To: James Stuart Haywood
Nicole DeAnn Haywood

207 Birkdale Cir
Pelham, AL 35124

File No.: S-22-27931

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of One Hundred Sixty Eight Thousand Dollars and No Cents (\$168,000.00), 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, **Barbara A. Cardwell**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **James Stuart Haywood and Nicole DeAnn Haywood**, (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 all 2022 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Property constitutes no part of the homestead of the Grantor herein or her spouse, if any.

\$134,400.00 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 Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 14th day of February, 2022.

Barbara A. Cardwell
Barbara A. Cardwell

State of Alabama

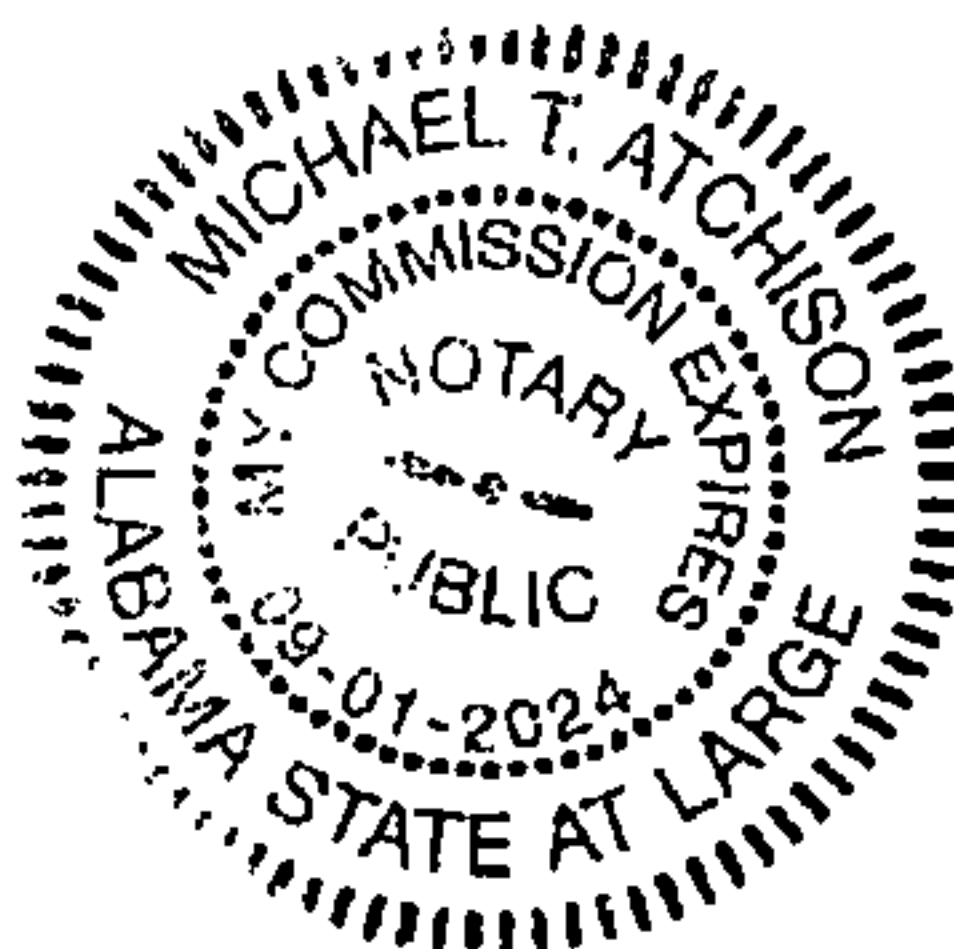
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that **Barbara A. Cardwell**, 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 14th day of February, 2022.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-1-24



Shelby County, AL 02/14/2022
State of Alabama
Deed Tax: \$168.00



EXHIBIT "A"
LEGAL DESCRIPTION

20220214000063420 2/3 \$196.00
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COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 1 WEST SHELBY COUNTY, ALABAMA, SAID POINT BEING A FOUND 5/8" REBAR; THENCE RUN S 00°23'14" E ALONG SAID 1/4-1/4 LINE FOR A DISTANCE OF 631.46 FEET TO A FOUND 1/2" REBAR; THENCE RUN N 88°35'11" E FOR A DISTANCE OF 227.99 FEET TO A FOUND AXLE AND THE POINT OF BEGINNING; THENCE RUN S 00°16'50" W FOR A DISTANCE OF 237.04 FEET TO A SET 1/4" REBAR CAPPED CLINKSCALES; THENCE RUN S 00°01'19" W FOR A DISTANCE OF 1218.17 FEET TO A SET 1/2" REBAR CAPPED CLINKSCALES ON BANK OF YELLOWLEAF CREEK; THENCE CONTINUE LAST DESCRIBED COURSE FOR A DISTANCE OF 25.00 FEET TO A POINT IN THE CENTERLINE OF YELLOWLEAF CREEK; THENCE RUN N 72°40'41" E ALONG SAID CENTERLINE OF SAID CREEK FOR A DISTANCE OF 109.67 FEET; THENCE RUN N 40°12'36" E ALONG SAID CENTERLINE OF SAID CREEK FOR A DISTANCE OF 114.54 FEET; THENCE RUN N 13°59'56" E ALONG SAID CENTERLINE OF SAID CREEK FOR A DISTANCE 167.75 FEET; THENCE RUN N 22°13'47" E ALONG SAID CENTERLINE OF SAID CREEK FOR A DISTANCE OF 112.03 FEET; THENCE RUN N 33°24'44" E ALONG SAID CENTERLINE OF SAID CREEK FOR A DISTANCE OF 103.17 FEET; THENCE RUN N 38°48'59" E ALONG SAID CENTERLINE OF SAID CREEK FOR A DISTANCE OF 257.51 FEET; THENCE RUN N 17°39'48" E ALONG SAID CENTERLINE OF SAID CREEK FOR A DISTANCE OF 84.70 FEET; THENCE RUN N 08°36'20" W ALONG SAID CENTERLINE OF SAID CREEK FOR A DISTANCE OF 151.13 FEET; THENCE RUN N 19°13'18" E ALONG SAID CENTERLINE OF SAID CREEK FOR A DISTANCE OF 66.26 FEET; THENCE RUN N 69°07'31" E ALONG SAID CENTERLINE OF SAID CREEK FOR A DISTANCE OF 121.10 FEET; THENCE RUN S 68°50'19" E ALONG SAID CENTERLINE OF SAID CREEK FOR A DISTANCE OF 47.81 FEET; THENCE RUN S 28°26'35" E FOR A DISTANCE OF 49.94 FEET TO A SET PK NAIL IN THE CENTER OF A BRIDGE; THENCE RUN N 46°10'02" E, LEAVING SAID CREEK, FOR A DISTANCE FOR 58.39 FEET TO A SET 1/2" REBAR CAPPED CLINKSCALES; THENCE RUN N 20°00'45" E FOR A DISTANCE OF 29.08 FEET TO FOUND 5/8" REBAR; THENCE RUN N 01°58'37" E FOR A DISTANCE OF 72.21 FEET TO A FOUND 1/2" REBAR; THENCE RUN N 05°02'59" W FOR A DISTANCE OF 85.53 FEET TO A FOUND 1/2" REBAR; THENCE RUN N 24°09'14" W FOR A DISTANCE OF 120.70 FEET TO A SET 1/2" REBAR CAPPED CLINKSCALES; THENCE RUN N 12°16'23" W FOR A DISTANCE OF 89.81 FEET TO A FOUND 5/8" REBAR; THENCE RUN S 87°51'51" W FOR A DISTANCE OF 537.26 FEET TO A FOUND AXLE; THENCE RUN S 88°12'49" W FOR A DISTANCE OF 148.91 FEET TO THE POINT OF BEGINNING. SAID PARCEL SUBJECT TO RIGHT OF WAY AND UTILITY EASEMENT RECORDED IN INSTRUMENT NUMBER 1998-30681.

ALSO:

A non-exclusive 20-foot right of way and utility easement over, across, along and under an existing dirt road formerly known as Ray Town Road, and located on the Eastern part of the following described real estate situated in Shelby County, Alabama, to-wit:

Commencing at the NW corner of the NE 1/4 of NW 1/4, Section 13, Township 20, Range 1 West, run thence North 84 degrees 45 minutes East along an old road a distance of 1773.0 feet to a point on the Southwest right of way line of Shelby County Paved Highway No. 49; thence turn right 18 degrees 12 minutes and run South 77 degrees 03 minutes East along the said Southwest right of way line 40 feet from the centerline of the pavement a distance of 397.91 feet to an iron pin which shall be the point of beginning of the parcel of land herein described; thence continue South 77 degrees 03 minutes East along the said right of way a distance of 493.49 feet to an iron pin; thence turn an angle of 119 degrees 26 minutes and run South 16 degrees 29 minutes East a distance of 367.06 feet to an iron pin; thence turn an angle of 78 degrees 46 minutes and run South 84 degrees 45 minutes West a distance of 540.29 feet; thence turn an angle of 90 degrees to the right and run North 5 degrees 15 minutes West a distance of 514.13 feet to the point of beginning. Said parcel of land is lying in the NW 1/4 of NE 1/4, Section 13, Township 20, Range 1 West.



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Real Estate Sales Validation Form

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

Grantor's Name	Barbara A. Cardwell	Grantee's Name	James Stuart Haywood Nicole DeAnn Haywood
Mailing Address	<u>1060 Highway 49</u> <u>Columbiana, AL 35051</u>	Mailing Address	<u>207 Parkdale Cir</u> <u>Prichard, AL 35124</u>
Property Address	<u>1060 Highway 49</u> <u>Columbiana, AL 35051</u>	Date of Sale	February 14, 2022
		Total Purchase Price	\$168,000.00
		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 February 11, 2022

Print Barbara A. Cardwell

Unattested

(verified by)

Sign Barbara A. Cardwell
 (Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/14/2022 11:47:28 AM
 \$62.00 CHERRY
 20220214000063420

Form RT-1



Allen S. Boyd