

This Instrument was Prepared by:

Send Tax Notice To: Joe Smith

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

8939 Hwy 51
Stevett, AL 35147

File No.: MV-22-28028

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Twenty Six Thousand Dollars and No Cents (\$26,000.00)**, 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, **Wayne Curren, a married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Joe Smith**, (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.

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

\$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 14th day of February, 2022.

Wayne Curren
Wayne Curren

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 Wayne Curren, 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

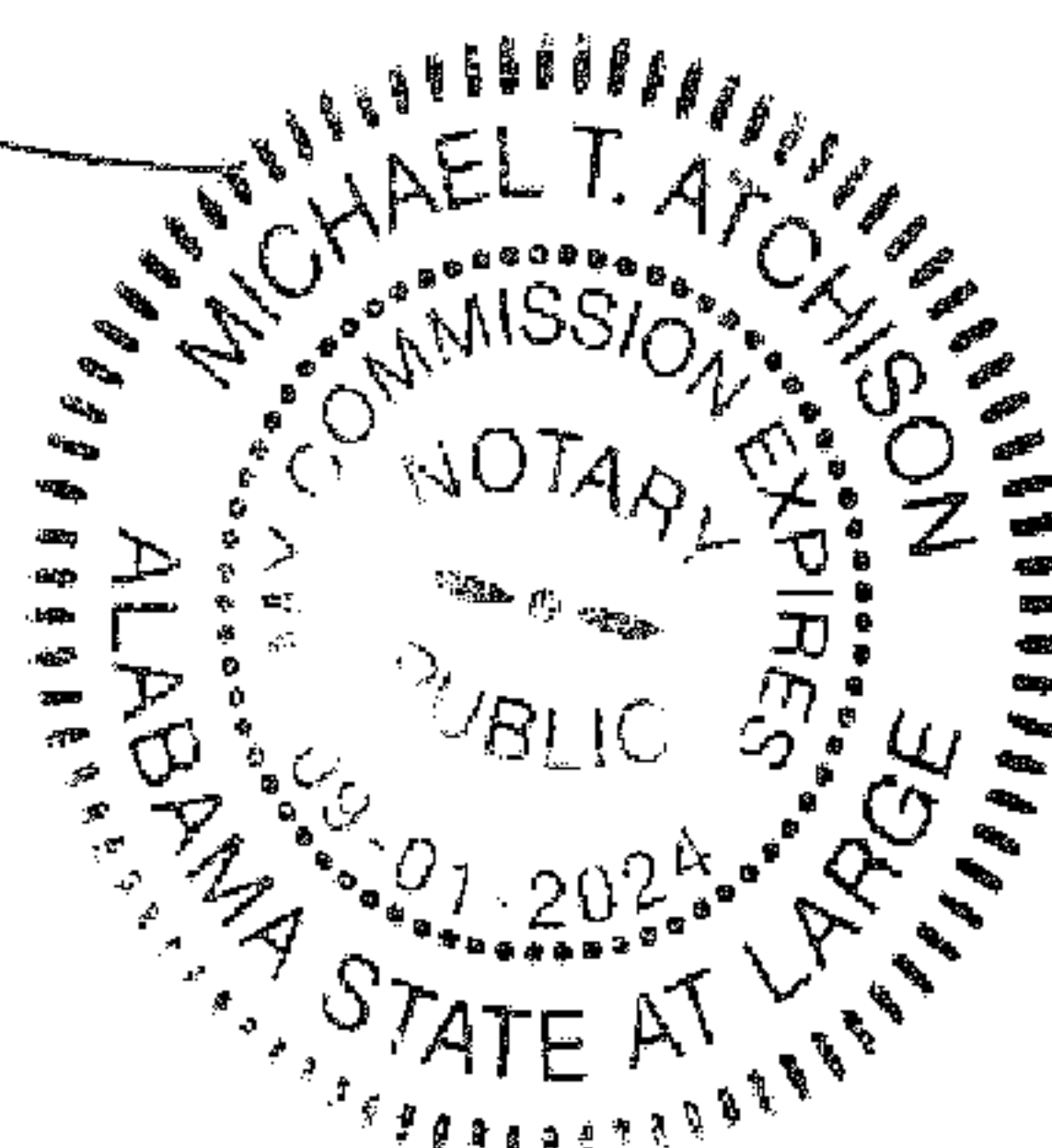


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Northeast corner of Section 30, Township 19 South, Range 1 East, said point being a found 1" opentop pipe in a rock pile; thence run West along said 1/4-1/4 line of a distance of 1702.61 feet to a point, Thence run 00°00'00" E for a distance of 466.67 feet to a found 1/4" rebar, said point being the Point of Beginning; Thence S 89°15'55" W for a distance of 437.26 feet to a found 5/8" Rebar; thence run S 24°27'34" E for a distance of 386.74 feet to a found 1/2" rebar; thence run N 37°46'05" E for a distance of 452.52 feet to the Point of Beginning.

50 FOOT EASEMENT FOR INGRESS EGRESS AND UTILITIES:

Commencing at the Northeast corner of Section 30, Township 19 South, Range 1 East; thence North 89 degrees 38 minutes 30 seconds West, a distance of 1330.88 feet; thence South 0 degrees 01 minute 04 seconds East, a distance of 628.88 feet; thence South 89 degrees 58 Minutes 56 seconds West, a distance of 150.00 feet; thence North 0 degrees 01 minute 04 seconds West, a distance of 28.64 feet; thence South 68 degrees 32 minutes 39 seconds West, a distance of 99.64 feet; thence South 22 degrees 34 minutes 49 seconds West, a distance of 129.93 feet; thence South 47 degrees 03 minutes 26 seconds West, a Distance of 116.43 feet; thence South 72 degrees 07 minutes 02 seconds West, a distance of 157.88 feet; thence North 82 degrees 08 minutes 08 seconds West a distance of 109.99 feet; thence South 1 degree 08 minutes 40 seconds West, a distance of 381.60 feet to the North Right of Way Line of Shelby County Road no. 280 and the POINT OF BEGINNING of the centerline of a 50 foot easement for ingress egress and utilities; thence North 1 degree 08 minutes 40 seconds East, a distance of 381.60 feet; thence North 27 degrees 34 minutes 32 seconds West, a distance of 526.22 feet; thence North 46 degrees 16 minutes 40 seconds East, a distance of 94.72 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	<u>Wayne Curren</u>	Grantee's Name	<u>Joe Smith</u>
Mailing Address	<u>90 Chickadee Ln Sterrett, AL 35147</u>	Mailing Address	<u>8939 Hwy 51 Sterrett, AL 35147</u>
Property Address	<u>Vacant Land Sterrett, AL 35147</u>	Date of Sale	<u>February 14, 2022</u>
		Total Purchase Price	<u>\$26,000.00</u>
		or	
		Actual Value	<u> </u>
		or	
		Assessor's Market Value	<u> </u>

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.

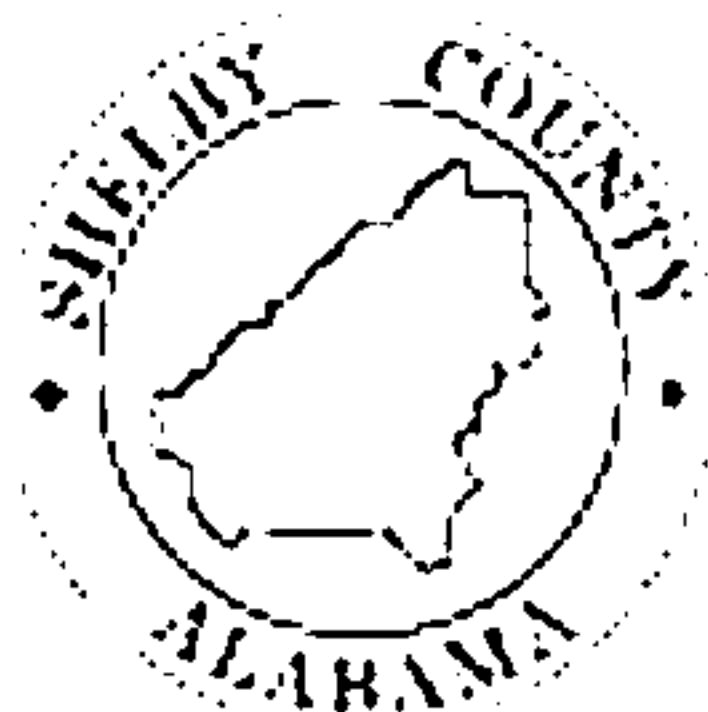
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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

Date February 11, 2022

 Unattested



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
 Clerk Print Wayne Curren
 Clerk Shelby County, AL
02/14/2022 02:19:50 PM
 (Grantor/Grantee/Owner/Agent) circled by Cherry
\$54.00 CHERRY
20220214000064310