



20220214000064390 1/3 \$67.00
 Shelby Cnty Judge of Probate, AL
 02/14/2022 02:50:22 PM FILED/CERT

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

This instrument was prepared by:

John Douglas
 681 Hwy 57
 Vincent, AL 35178

Send Tax Notice to:

James T. Douglas
 217 Hwy 57
 Vincent, AL 35178

WARRANTY DEED

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

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THIRTY NINE THOUSAND DOLLARS and NO/00 (\$39,000.00)** and other good and valuable consideration to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **John P. Douglas, a married man (herein referred to as Grantor's)**, grant, bargain, sell and convey unto, **James T. Douglas and Timothy Chase Douglas (herein referred to as Grantee)**, the following described real estate, situated in: **SHELBY County, Alabama, to wit:**

See attached Exhibit A for legal description.

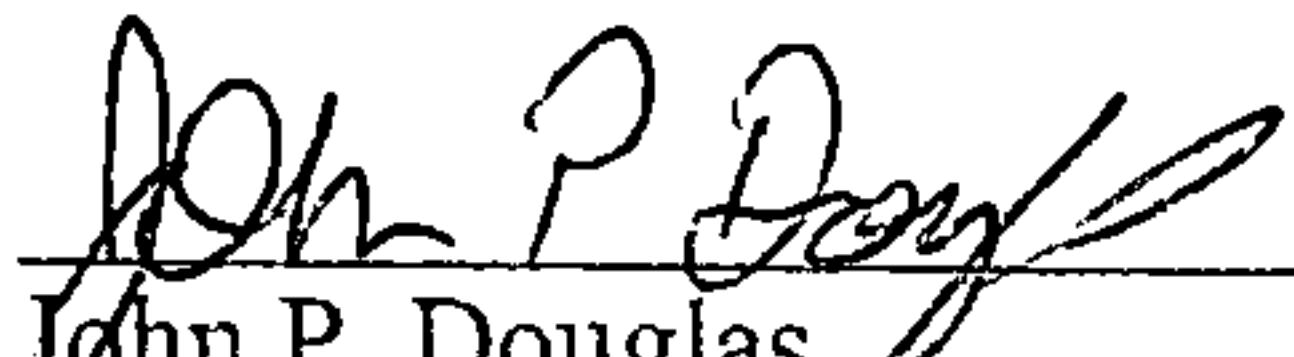
SUBJECT TO:

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

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (heirs), executors, and administrators covenant with 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.

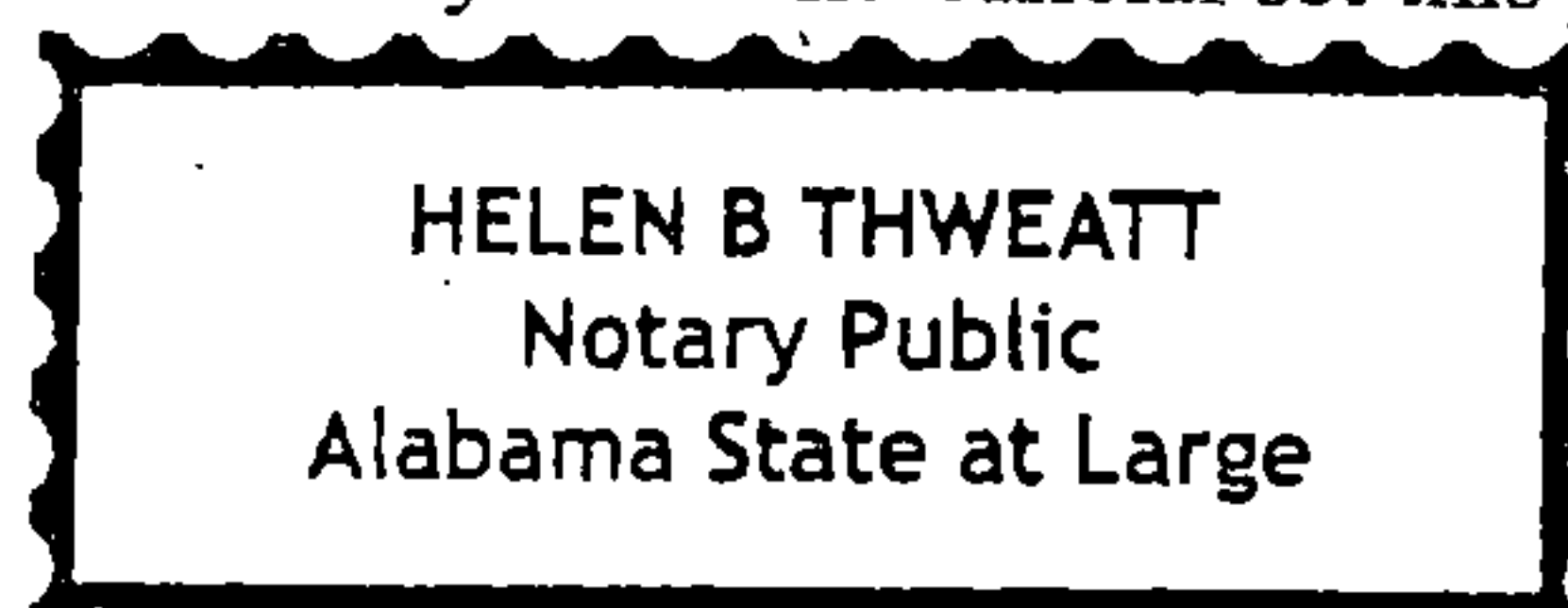
IN WITNESS WHEREOF, I have hereunto set my hand and seal this ____ day of _____, 2021.


 John P. Douglas

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

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **John P. Douglas**, 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 set this 14th day of February, 2022




 Notary Public

My Commission Expires: May 25 2025

**My Commission Expires
 May 25, 2025**

EXHIBIT "A"

A parcel of land located in the SW 1/4 of Section 27 and the NW 1/4 of Section 34, all in Township 18 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NW Corner of the SW 1/4 of the SW 1/4 of above said Section 27; thence N88°39'26"E, a distance of 923.87' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 405.00'; thence S11°52'22"W, a distance of 1719.76'; thence N65°49'07"W, a distance of 522.38' to the approximate centerline of a private road, (all further calls will be along said centerline); thence N29°43'17"E, a distance of 116.73'; thence N40°02'07"E, a distance of 55.94'; thence N35°06'48"E, a distance of 236.48' to the beginning of a curve to the left, having a radius of 300.00, a central angle of 15°42'50", and subtended by a chord which bears N27°15'23"E, and a chord distance of 82.02'; thence along the arc of said curve, a distance of 82.28'; thence N19°23'58"E, a distance of 164.47' to the beginning of a curve to the left, having a radius of 700.00, a central angle of 20°45'19", and subtended by a chord which bears N09°01'18"E, and a chord distance of 252.19'; thence along the arc of said curve, a distance of 253.57'; thence N01°21'21"W, a distance of 109.87'; thence N06°22'30"E, a distance of 169.79'; thence N17°49'44"E, a distance of 92.57'; thence N10°09'45"E, a distance of 130.08'; thence N01°24'40"W, a distance of 150.02' to the POINT OF BEGINNING.

NOTE:

This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.



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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 John P. Douglas
Mailing Address 681 Hwy 57
Vincent, AL 35178

Grantee's Name James T. Douglas & Timothy Chase Douglas
Mailing Address 217 Hwy 57
Vincent, AL 35178

Property Address _____
Vincent, AL 35178

Date of Sale 12/1/2021

Total Purchase Price \$ 39,000.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other

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 _____

Print ~~John P. Douglas~~ James T Douglas

Sign James T Douglas

(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested



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Form RT-1