

This Instrument was Prepared by:

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

File No.: MV-22-28010

Send Tax Notice To: Kailyn D. Shaffer
311 Vantana Dr.
Columbiana, AL 35051

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00)**, 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, **Hunter Johnston and Savannah Johnston, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Kailyn D. Shaffer**, (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.

\$245,471.00 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 4th day of March, 2022.

Hunter Johnston

Savannah Johnston

State of Alabama

County of Shelby

I, Jennifer Lineberry, a Notary Public in and for the said County in said State, hereby certify that Hunter Johnston and Savannah Johnston, 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 4th day of March, 2022.

Notary Public, State of Alabama

My Commission Expires: 11-13-2023

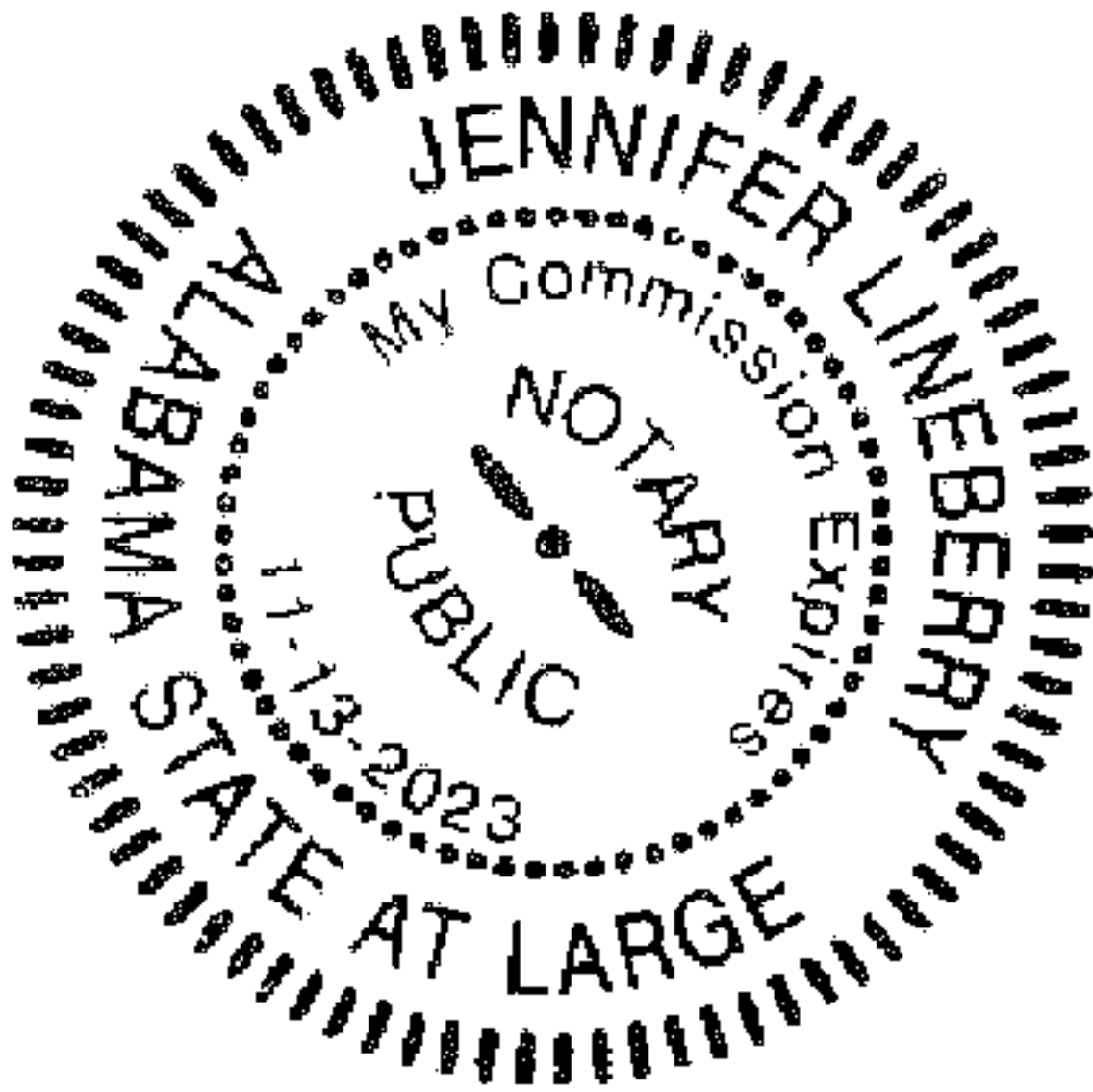


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NE 1/4 of the SE 1/4 of Section 29, Township 21 South, Range 1 West, Shelby County, Alabama being more particularly described as:

Commence at the NW corner of the NE 1/4 of the SE 1/4 of Section 29 Township 21 South, Range 1 West, Shelby County, Alabama and run South for 771.52 feet to the point of beginning; thence South 00 degrees 13 minutes 31 seconds East for 552.19 feet; thence South 89 degrees 46 minutes 29 seconds East for 45.88 feet; thence South 32 degrees 46 minutes 08 seconds East for 74.47 feet; thence South 58 degrees 59 minutes 30 seconds West for 38.02 feet; thence South 89 degrees 46 minutes 29 seconds West for 53.07 feet; thence South 00 degrees 13 minutes 31 seconds East for 162.86 feet to the northerly right of way of Southern Railroad; thence along the right of way of Southern Railroad North 77 degrees 45 minutes 03 seconds East for 424.01 feet; thence North 13 degrees 20 minutes 49 seconds West for 731.63 feet; thence South 56 degrees 03 minutes 16 seconds West for 6.00 feet to a curve to the right having a radius of 204.46 feet, a chord bearing of South 81 degrees 37 minutes 27 seconds West and a chord distance of 153.50 feet; thence along said curve for 157.35 feet; thence North 76 degrees 58 minutes 14 seconds West for 94.01 feet back to the point of beginning.

According to the survey of Randall C. Phillips, dated June 6, 2016.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Hunter Johnston Savannah Johnston	Grantee's Name	Kailyn D. Shaffer
Mailing Address	<u>644 Highway 56</u> <u>Wilsonville, AL 35186</u>	Mailing Address	<u>311 Vantana Dr.</u> <u>Columbiana, AL 35051</u>
Property Address	<u>311 Vantana Dr.</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>March 04, 2022</u>
		Total Purchase Price	<u>\$250,000.00</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)

<u>XX</u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u></u> Other
<u></u> 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 March 03, 2022

Print Hunter Johnston

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/04/2022 03:46:16 PM
\$33.00 BRITTANI
20220304000093420

Form RT-1

Alvin S. Boyd