

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:
Kyle Cofer
Jordan Cofer
167 Alston Farm Rd
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 of **ONE DOLLARS 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, *Charles Tidmore and Joyce Tidmore, husband and wife* (herein referred to as *Grantors*) grant, bargain, sell and convey unto *Kyle Cofer and Jordan Cofer* (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, 2022.
- 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 11th day of March 2022.

Charles Tidmore

Charles Tidmore

Joyce Tidmore

Joyce Tidmore

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Charles Tidmore and Joyce Tidmore*, whose names are signed to the foregoing conveyance, and who are 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 11th day of March 2022.



April Clark

Notary Public
My Commission Expires: 9/1/2024

EXHIBIT A – LEGAL DESCRIPTION

A Parcel of land to be known as Lot 2 of Tidmore Family Subdivision, being more particularly described as the following:

Commence at the NW corner of the SW ¼ of the NE ¼ Section 19, Township 21 South, Range 1 East, Shelby County, Alabama; thence S 88°22'20" E for a distance of 701.96'; thence N 89°46'21" E for a distance of 448.55'; thence S 17°36'10" E for a distance of 656.66'; thence S 50°14'48" E for a distance of 411.83' to the POINT OF BEGINNING; thence N 02°53'17" W for a distance of 331.73' to the center of a 20' Ingress/Egress Easement; thence N 04°47'38" E and along said centerline of easement for a distance of 20.62'; thence N 13°08'49" E and along said centerline of easement for a distance of 33.53'; thence N 07°44'19" E and along said centerline of easement for a distance of 32.67'; thence N 00°58'03" W and along said centerline of easement for a distance of 88.98'; thence N 09°10'45" E and along said centerline of easement for a distance of 22.60'; thence 22.60'; thence N 47°28'23" E and along said centerline of easement for a distance of 27.23' to the south line of a 20' Ingress/Egress Easement; thence leaving said centerline of easement and along said south line of easement, S 86°27'02" E for a distance of 238.47'; thence S 82°28'01" E and along said south line of easement for a distance of 282.45'; thence S 00°00'00" E and leaving said south line of easement for a distance of 494.77'; thence N 90°00'00" W for a distance of 537.23' to the POINT OF BEGINNING.

ALSO AND INCLUDING existing 20' Ingress/Egress Easement, as recorded in Instrument #1990409000150071, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/14/2022 10:46:23 AM
 \$53.00 CHERRY
 20220314000104060

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Charles Tidmore
 Mailing Address 205 Alston Farm Rd
Columbiana AL
35051

Grantee's Name Kyle Cofer
 Mailing Address 167 Alston Farm Rd
Columbiana AL 35051

Property Address Vacant

Date of Sale 3/11/2022
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 25,000.00

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 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 _____

Print Mike T. Atchison

Unattested _____

(verified by)

Sign Mike T. Atchison

(Grantor/Grantee/Owner/Agent) circle one