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03/16/2022 01:19:37 PM
DEEDS 1/3

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
John Douglas
4518 Old Tower Rd
Birmingham AL 35242

GENERAL WARRANTY DEED

22-0168
STATE OF ALABAMA
COUNTY OF SHELBY

}
}

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **One Hundred Seventy Thousand Dollars and NO/100 (\$170,000.00)** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Scott Best**, a *single* person, (herein referred to as **Grantor**), grant, sell, bargain and convey unto, **John Douglas** (herein referred to as **Grantee** whether one or more), the following described real estate, situated in **SHELBY** County, Alabama to wit:

A parcel of land in the West 1/2 of Section 26, Township 19 South, Range 2 East, Shelby County, Alabama, more particularly described as follows:

Commencing at a found axle, purported as the SW corner of Section 26, Township 19 South, Range 2 East; thence North 89 degrees 13 minutes 14 seconds East, 1703.67 feet to a point; thence North 00 degrees 21 minutes 41 seconds West 614.04 feet to a 1/2 inch rebar set at the point of beginning of the parcel herein described; thence continuing North 00 degrees 21 minutes 41 seconds West 1885.98 feet to a 1/2 inch rebar set at a fence corner on the South right of way of Shelby County Road #62; thence along said right of way, North 75 degrees 58 minutes 49 seconds East 1018.09 feet to a 1/2 inch rebar found; thence leaving right of way South 00 degrees 31 minutes 43 seconds East, 2058.14 feet to a 1/2 inch rebar set on a fence corner; thence South 85 degrees 39 minutes 04 seconds West, 1000.57 feet to the point of beginning.

Also, included is a Permanent, Non-Exclusive Easement for Ingress and Egress across the East 30 feet of the property for the benefit of the land to the south also described as:

Parcel I: Commencing at a found axle, purported as the NW corner of Section 35, Township 19 South, Range 2 East; thence North 89 degrees 13 minutes 14 seconds East, 1703.67 feet to a point; thence North 00 degrees 21 minutes 41 seconds West, 614.04 feet to a 1/2-inch rebar set at the point of beginning of the parcel herein described; thence North 85 degrees 39 minutes 04 seconds East, 1000.57 feet to a 1/2-inch rebar set at a fence corner; thence South 00 degrees 31 minutes 43 seconds East, 1998.80 feet to a 1/2-inch rebar found at a fence corner; thence South 89 degrees 13 minutes 14 seconds West, 1004.01 feet to a 1/2 inch rebar set on a fence; thence North 00 degrees 21 minutes 41 seconds West, 1936.54 feet to the point of beginning. Situated in the NE 1/4 of the NW 1/4 of Section 35 and the SE 1/4 of the SW 1/4 of Section 26, all in Township 19 South, Range 2 East, Shelby County, Alabama.

Also conveyed is a easement across the East 30 feet of the following described property lying South of Shelby County Highway #62:

Commencing at a found axle, purported as the SW corner of Section 26, Township 19 South, Range 2 East; thence North 89 degrees 13 minutes 14 seconds East, 1703.67 feet to a point; thence North 00 degrees 21 minutes 41 seconds West, 614.04 feet to a 1/2-inch rebar set at the point of beginning of the parcel herein described; thence continuing, North 00 degrees 21 minutes 41 seconds West, 1885.98 feet to a 1/2-inch rebar set at a fence corner on the South right of way of

22-0168

Shelby County Road #62; thence along said right of way, North 75 degrees 58 minutes 49 seconds East 1018.09 feet to a ½-inch rebar found; thence leaving right of way, South 00 degrees 31 minutes 43 seconds East, 2058.14 feet to a ½-inch rebar set on a fence corner; thence South 85 degrees 39 minutes 04 seconds West, 1000.57 feet to the point of beginning. Situated in the West ½ of Section 26, Township 19 South, Range 2 East, Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

None of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, his/her heirs, successors and assigns forever.

And I do for myself and for my heirs and assigns, covenant with the said Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises and I am authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators, shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set his/her hand and seal, this 15th day of March, 2022.

STATE OF AL
COUNTY OF Jefferson

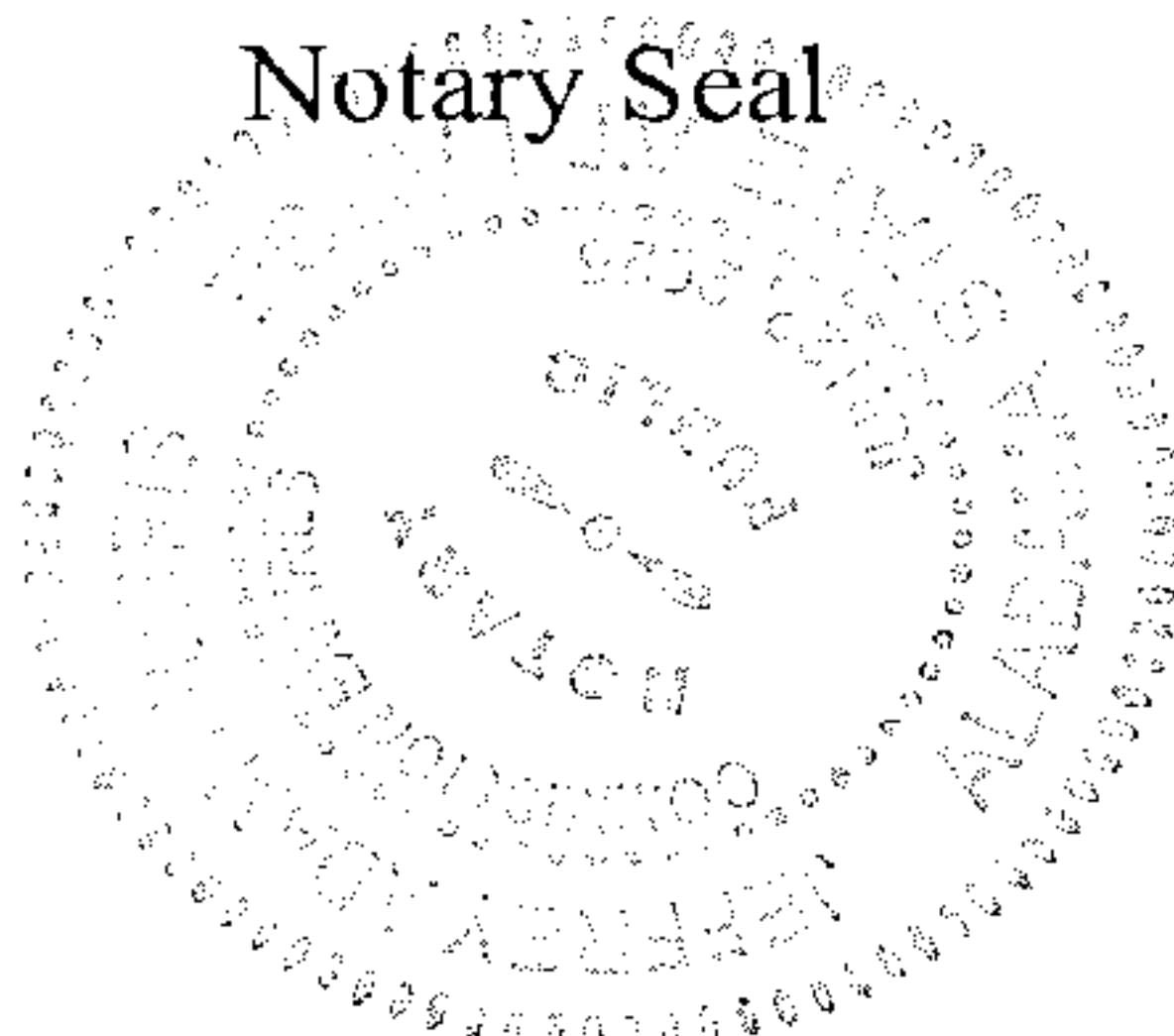


Scott Best

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Scott Best** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of March, 2022.

22-0168



Notary Public
My commission expires: 6/22/2025

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

Grantor's Name	Scott Best	Grantee's Name	John Douglas
Mailing Address	294 Lee Lane Talladega AL 35160	Mailing Address	4518 Old Tavern Rd Birmingham AL 35242
Property Address		Date of Sale	March 15th, 2022
Acreage off Highway 62, Vincent, AL 35178		Total Purchase Price	\$170,000.00
		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 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 3/15/22

Print Jeff Morris

Sign 
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/16/2022 01:19:37 PM
\$198.00 JOANN
20220316000108820

Allen S. Bayl