

This Instrument was Prepared by:

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

File No.: S-22-28132

Send Tax Notice To: Joseph Properties, LLC

290 Joseph Drive
Columbiana, AL 35051

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Eighty Six Thousand Two Hundred Fifty Dollars and No Cents (\$186,250.00)**, 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, **Nina J. McCord**, a married woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Joseph Properties, LLC, an Alabama Limited Liability Company**, (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.

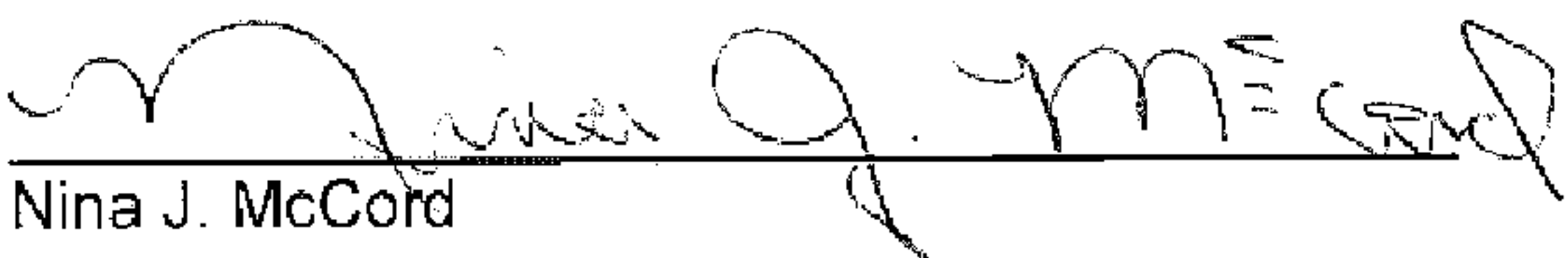
No part of the homestead of the Grantor herein or her spouse.

\$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 24th day of March, 2022.

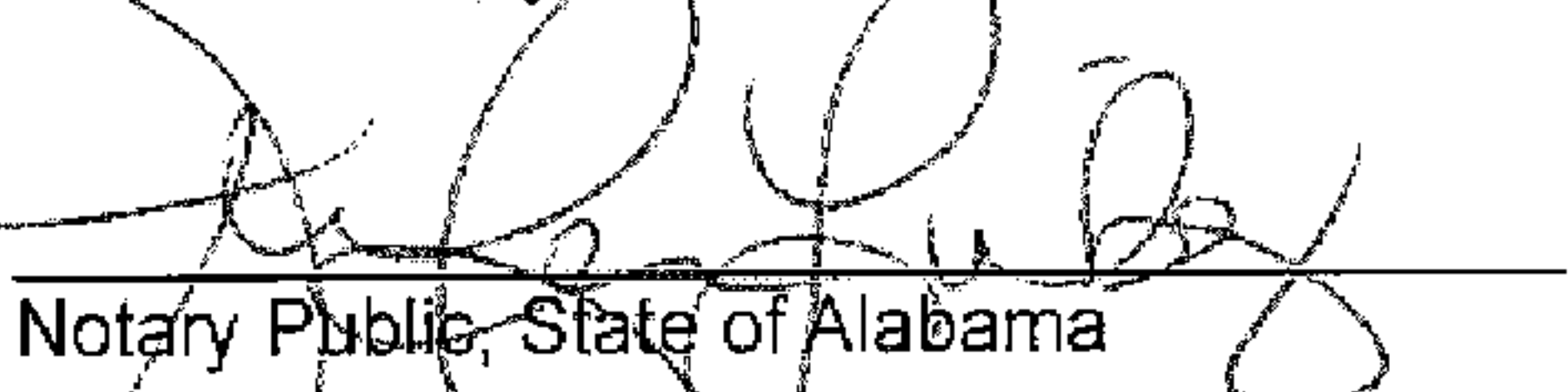

Nina J. McCord

State of Alabama

County of Shelby

I, Jennifer Lineberry, a Notary Public in and for the said County in said State, hereby certify that Nina J. McCord, 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 24th day of March, 2022


Notary Public, State of Alabama
My Commission Expires: 11-13-2023

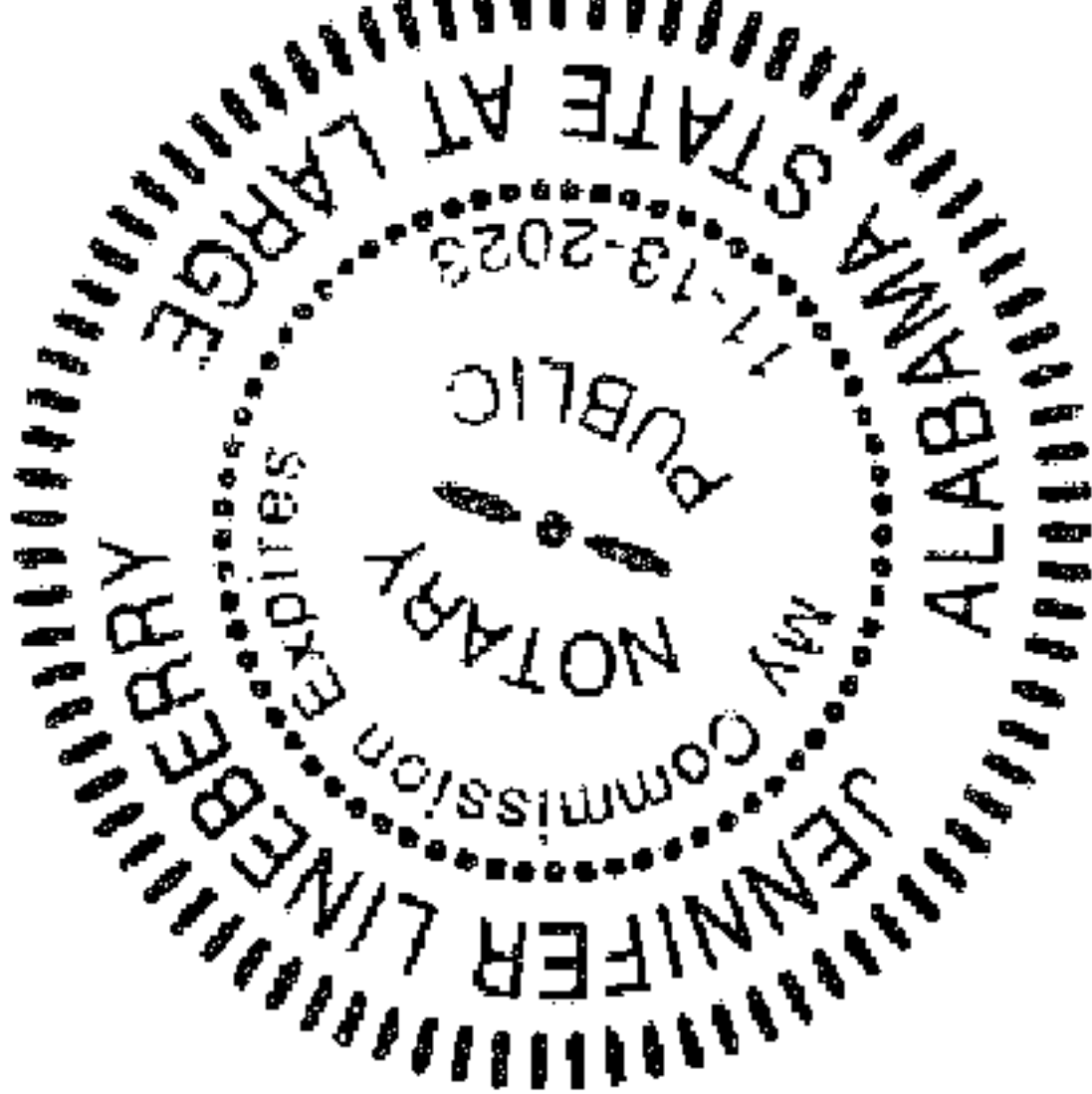


EXHIBIT "A"
LEGAL DESCRIPTION

From a 1-inch solid bar accepted as the Northwest corner of the SE 1/4 of the NW 1/4 of Section 26, Township 20 South, Range 1 West, being the point of beginning of herein described parcel of land, run thence East along the accepted North boundary of said SE 1/4 of the NW 1/4, a distance of 213.74 feet to a 1/2-inch rebar that is 1145.34 feet West of a pin in a rock pile accepted as the Northeast corner of said SE 1/4 of the NW 1/4; thence turn 90 degrees 00 minutes 00 seconds right and run 126.18 feet to a 1/2-inch rebar on the Northerly boundary of a 60-foot easement for ingress and egress (known as Joseph Drive); thence turn 103 degrees 15 minutes 58 seconds right and run 22.00 feet along said easement boundary to a 1/2-inch rebar; thence turn 07 degrees 05 minutes 00 seconds right and run 206.35 feet along said easement boundary to a 1/2-inch rebar on an accepted segment of the West boundary of said SE 1/4 of the NW 1/4; thence turn 70 degrees 58 minutes 47 seconds right and run 49.39 feet to the point of beginning of herein described parcel of land. Situated in the SE 1/4 of the NW 1/4 of Section 26, Township 20 South, Range 1 West, Shelby County, Alabama.

Also, from a 1-inch solid bar accepted as the Northwest corner of the SE 1/4 of the NW 1/4 of Section 26, Township 20 South, Range 1 West, run thence South along an accepted segment of the West boundary of said SE 1/4 of the NW 1/4 a distance of 112.85 feet to a 1/2-inch rebar on the Southerly boundary of a 60-foot easement for ingress and egress (known as Joseph Drive), being the point of beginning of herein described parcel of land; thence continue along said course a distance of 260.69 feet to a 1/2-inch rebar; thence turn 83 degrees 33 minutes 56 seconds left and run 196.76 feet to a 1/2-inch rebar; thence turn 91 degrees 09 minutes 08 seconds left and run 214.27 feet to a 1/2-inch rebar on the Southerly boundary of aforementioned 60-foot easement; thence turn 83 degrees 20 minutes 56 seconds left and run 37.00 feet along said easement boundary to a 1/2-inch rebar; thence turn 07 degrees 05 minutes 00 seconds right and run 189.39 feet along said easement boundary to the point of beginning of herein described parcel of land. Situated in the SE 1/4 of the NW 1/4 of Section 26, Township 20 South, Range 1 West, Shelby County, Alabama.

Subject to a 20-foot easement for ingress and egress description, to-wit: From a 1-inch solid bar accepted as the Northwest corner of the SE 1/4 of the NW 1/4 of Section 26, Township 20 South, Range 1 West, run thence South along an accepted segment of the West boundary of said SE 1/4 of the NW 1/4 a distance of 373.54 feet to a 1/2-inch rebar; thence turn 83 degrees 33 minutes 56 seconds left and run 165.87 feet to the point of beginning of the centerline of herein described 20-foot easement for ingress and egress; thence turn 87 degrees 35 minutes 19 seconds left and run 246.14 feet along said easement centerline to the point of termination in the center of a 60-foot easement for ingress and egress (known as Joseph Drive).

Also the right of ingress and egress over and along that certain 60-foot right of way known as Joseph Drive.

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>Nina J. McCord</u>	Grantee's Name	<u>Joseph Properties, LLC</u>
Mailing Address	<u>7080 Hwy 39</u> <u>Chickasa, AL 35043</u>	Mailing Address	<u>290 Joseph Drive</u> <u>Columbiana, AL 35051</u>
Property Address	<u>222 Joseph Dr.</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>March 24, 2022</u>
		Total Purchase Price	<u>\$186,250.00</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> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</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 21, 2022

Print Nina J. McCord

 Unattested

Sign 

(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
03/28/2022 03:16:06 PM
\$214.50 BRITTANI
20220328000125800

Form RT-1

Allen S. Boyd