

THIS INSTRUMENT PREPARED BY:
Katherine H. Watkins, Esq.
BOARDMAN, CARR, PETEOS, WATKINS & OGLE, P.C.
400 Boardman Drive
Chelsea, Alabama 35043
The preparer of this deed makes no certification as to title
and has not examined the title to the property.

GRANTEE'S ADDRESS:
Jesse Schillings Touchstone
327 Beech Hollow
Chelsea, AL 35043



20220518000203880 1/2 \$73.00
Shelby Cnty Judge of Probate, AL
05/18/2022 04:29:04 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE and 00/100 (\$1.00) DOLLAR, and other good and valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I, **John H. DeLoach, III**, a married individual, (hereinafter referred to as GRANTOR), do grant, bargain, sell and convey unto **Jesse Schillings Touchstone**, (herein referred to as GRANTEE), all of my undivided right, title, and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

All that part of the SE 1/4 of SW 1/4, Section 13, Township 18 South, Range 2 East, Shelby County Alabama that lies North West of a line beginning at the intersection of the North line of the SE 1/4 of SW 1/4, Section 13, Township 18 South, Range 2 East and the right of way of Shelby County Highway 468 and ending at the SW corner of the SE 1/4 of SW 1/4, Section 13, Township 18 South, Range 2 East.

The above described property constitutes no part of the homestead of the Grantor herein or the Grantor's spouse.

DeLoach Farms will be allowed to excavate and remove fill material from the borrow pit located on the property, so long as it is owned by Jesse Schillings Touchstone.

Note: The preparer of this deed has not researched the title to subject property.

TO HAVE AND TO HOLD, to the said GRANTEE, his heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that said property is free from all encumbrances, unless otherwise noted above; that I have a 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 heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17th day of May, 2022.


John H. DeLoach, III

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **John H. DeLoach, III**, a married individual, whose name is 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 Instrument signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of May, 2022.

SEAL


NOTARY PUBLIC

My Commission Expires: August 4, 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 Jesse Touchstone
Mailing Address 227 Beech Hollow
Chelsea, AL 35043

Grantee's Name John DeLoach
Mailing Address 171 CR-468
Vincent AL 35178

Property Address 929 Macedonia Loop
Vincent, AL 35178

Date of Sale May 17, 2022
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 48,000

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 Last Warranty Deed

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 May 18, 2022

Print Jesse Touchstone

☐ Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1