

THIS INSTRUMENT PREPARED BY:
Katherine H. Watkins, Esq.
BOARDMAN, CARR, PETELOS, 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:
John H. DeLoach, III
171 Hwy 468
Vincent, AL 35178



20220606000225470 1/2 \$51.00
Shelby Cnty Judge of Probate, AL
06/06/2022 10:39:45 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE and 00/100 (\$1.00) DOLLAR, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Jesse Schillings Touchstone**, an unmarried individual (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **John H. DeLoach, III**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

All of the Northeast 1/4 of the Southwest 1/4 of Section 13, Township 18 South, Range 2 East lying East of Highway 468, Shelby County, Alabama. Minerals and mining rights excepted.

Property Address: 961 Highway 468, Vincent, AL 35078

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

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

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 20th day of April, 2022.



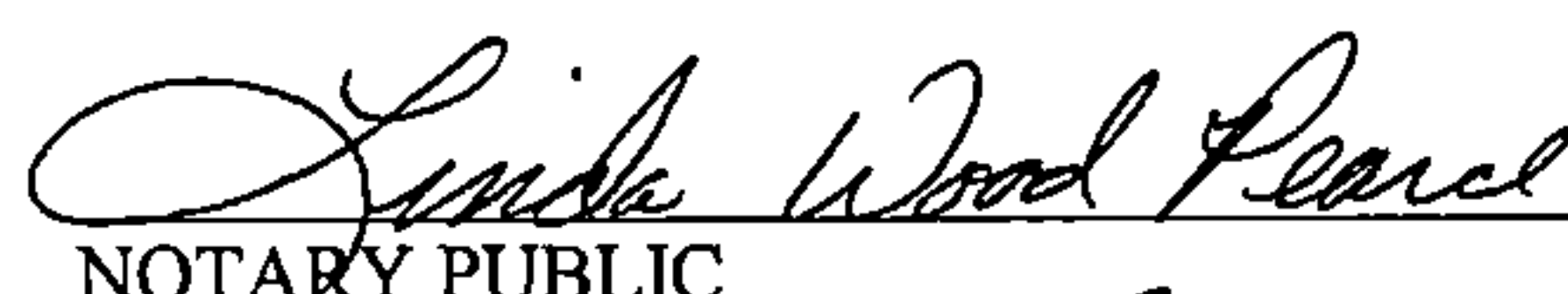
Jesse Schillings Touchstone

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Jesse Schillings Touchstone**, an unmarried 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 20th day of April, 2022.

SEAL



NOTARY PUBLIC
My Commission Expires: 07-31-2022

Shelby County, AL 06/06/2022
State of Alabama
Deed Tax: \$26.00

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, 35043

Grantee's Name John DeLoach
Mailing Address 121 Hwy 468
Vincent AL 35170

Property Address _____

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 25,760

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

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 6/6/22

Print John DeLoach

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1