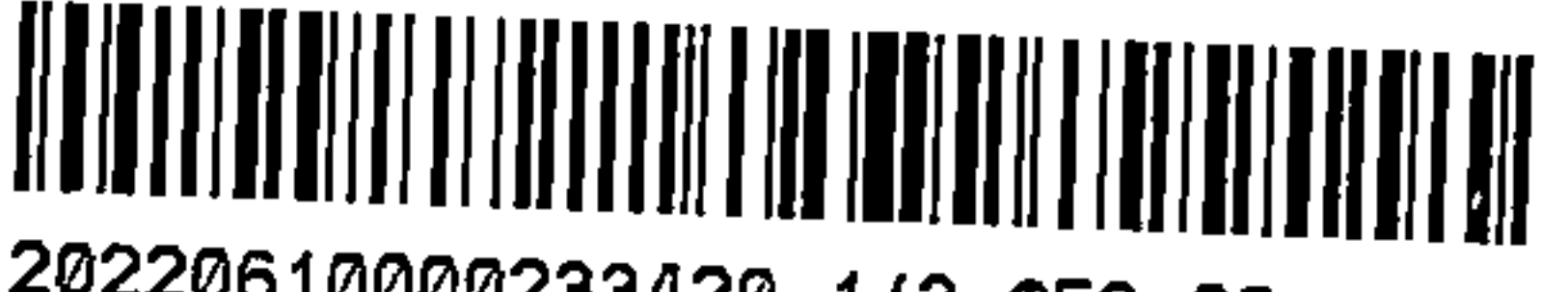


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Tonya D. Misso Morris
180 Cripple Creek Ln
Sterrett, AL 35147

WARRANTY DEED


20220610000233420 1/3 \$53.00
Shelby Cnty Judge of Probate, AL
06/10/2022 03:14:40 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWENTY FOUR THOUSAND EIGHT HUNDRED THIRTY DOLLARS AND ZERO CENTS (\$24,830.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Raymond R. Misso and wife, Linda S. Misso** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Tonya D. Misso Morris** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit "A"-Legal Description

SUBJECT TO:

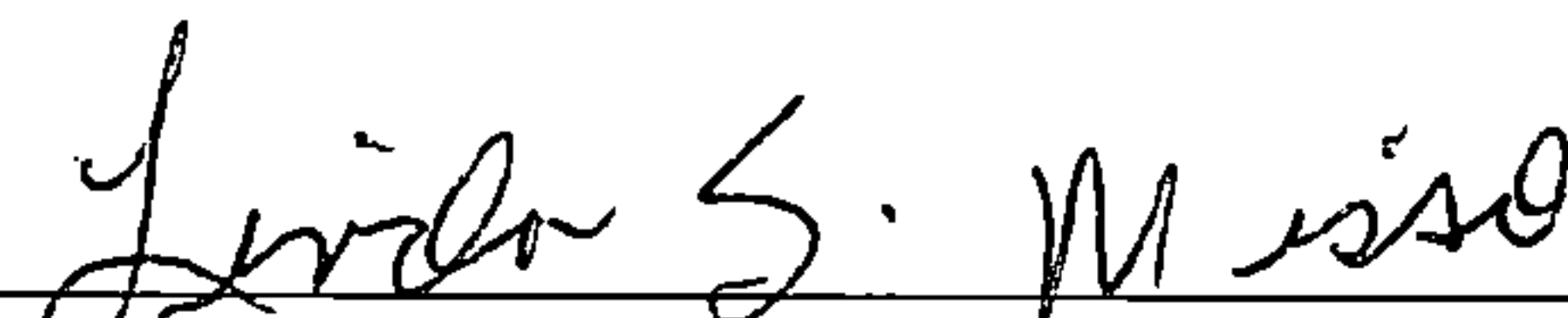
1. Ad valorem taxes due and payable October 1, 2022.
2. Easements, restrictions, rights of way, and permits of record

TO HAVE AND TO HOLD 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, 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 10th day of June 2022.


Raymond R. Misso

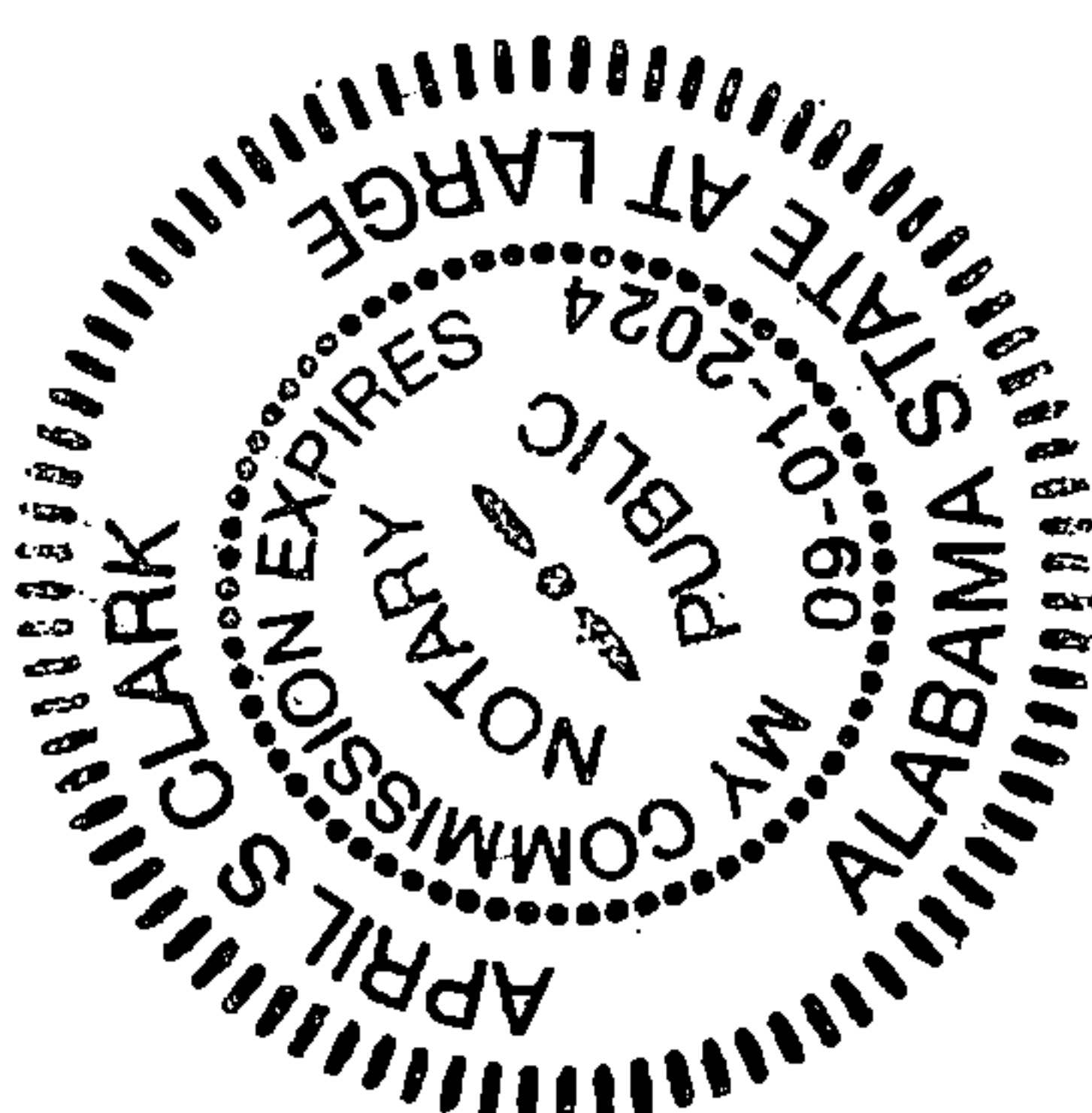

Linda S. Misso

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Raymond R. Misso and Linda S. Misso**, 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 conveyance, she/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of June 2022.


Notary Public
My Commission Expires 9-1-2024



Shelby County, AL 06/10/2022
State of Alabama
Deed Tax: \$25.00

Exhibit "A"- Legal Description



20220610000233420 2/3 \$53.00
Shelby Cnty Judge of Probate, AL
06/10/2022 03:14:40 PM FILED/CERT

Tract 6

Commence at a 1 ½" open pipe found at the NW corner of the NE ¼ of the NE ¼ of Section 22, Township 18 South, Range 1 East, Shelby County, Alabama; thence go S 89°11'19" E along the North line of said ¼ - ¼ for 335.16' to a 5/8" rebar set at the POINT OF BEGINNING; thence N 89°11'19" E 331.08' to a 3/8" rebar found at the NE corner of the West ½ of said ¼ - ¼; thence S 0°28'51" W along the East line of said West ½ for 160.75' to a 3/8" rebar found; thence S 88°09'51" W 315.68' to a 5/8" rebar set; thence N 89°57'04" W 14.94' to a 5/8" rebar set; thence N 0°15'42" E 166.16' to the POINT OF BEGINNING;

Tract 9

Commence at a 1 ½" open pipe found at the NW corner of the NE ¼ of the NE ¼ of Section 22, Township 18 South, Range 1 East, Shelby County, Alabama; thence go S 89°11'19" E along the North line of said ¼ - ¼ for 666.24' to a 3/8" rebar found at the NE corner of the West ½ of said ¼ - ¼; thence S 0°28'51" W along the East line of said West ½ for 455.66' to a 3/8" rebar found at the POINT OF BEGINNING; thence continue along said line S 0°28'51" W 276.44' to a 5/8" rebar set; thence S 88°07'49" W 328.45' to a 5/8" rebar set; thence N 0°15'42" E 276.40' to a 5/8" rebar set; thence N 88°07'49" E 329.51' to the POINT OF BEGINNING;

Easement #2

An Exclusive Easement for Ingress, Egress, and Utilities, 60 feet wide extending 30 feet from both sides parallel and perpendicular to the following described centerline:

Commence at a 1 ½" open pipe found at the NW corner of the NE ¼ of the NE ¼ Section 22, Township 18 South, Range 1 East, Shelby County, Alabama; thence go S 89°11'19" E along the North line of said ¼ - ¼ for 666.24' to a 3/8" rebar found at the NE corner of the West ½ of said ¼ - ¼; thence S 0°28'51" W along the East line of said West ½ for 1249.60'; thence along the centerline of Old Deer Creek Road S 73°34'44" W 174.22'; S 80°42'11" W 58.87'; N 84°57'01" W 66.17'; N 75°23'50" W 37.59' to a 5/8" rebar set at the POINT OF BEGINNING; thence N 0°15'42" E 1003.92' to the POINT OF ENDING.

Real Estate Sales Validation Form

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

Grantor's Name Raymond + Linda Misso
Mailing Address 140 Cripple Creek Ln
Sterrett AL 35047

Grantee's Name Tanya D Misso Morris
Mailing Address 180 Cripple Creek Ln
Sterrett AL 35047

Property Address 180 Cripple Creek Ln
Sterrett AL 35047

Date of Sale 6/10/22

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 24,830.00

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 6/10/22

Print Linda S. Misso

Sign

Linda S. Misso

(Grantor/Grantee/Owner/Agent) circle one

Unattested



20220610000233420 3/3 \$53.00
Shelby Cnty Judge of Probate, AL
06/10/2022 03:14:40 PM FILED/CERT

Form RT-1