

20220722000287690
07/22/2022 10:07:15 AM
ESMTAROW 1/2

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

Send Tax Notice to:
Glenda & Hubert Sheffield, Jr.
2400 Hwy 71
Shelby, AL 35043

EASEMENT DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE DOLLAR and NO/00 (\$1.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Michael Jones, a married man; with a life estate to Kevin Jones, a single man**, grant, bargain, sell and convey unto, **Glenda Sheffield and Hubert Sheffield, Jr.**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

An Easement for ingress, egress and utilities.

East 15 feet Ingress/ Egress Easement, lying 7.5 feet either side of and parallel to the following described centerline:

Commence at the NW corner of the SW ¼ of the NE ¼ of Section 13, Township 24 North, Range 15 East, Shelby County, Alabama; thence N 84°33'27" E a distance of 273.97 feet to the POINT OF BEGINNING OF SAID CENTERLINE; thence N 13°37'27" W a distance of 87.85 feet to the Southerly R.O.W. line of Shelby County Highway 71 and the POINT OF ENDING OF SAID CENTERLINE.

Easement is located within the property of 2440 Hwy 71, Shelby, AL 35143.

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 22 day of July, 2022.



Michael Jones

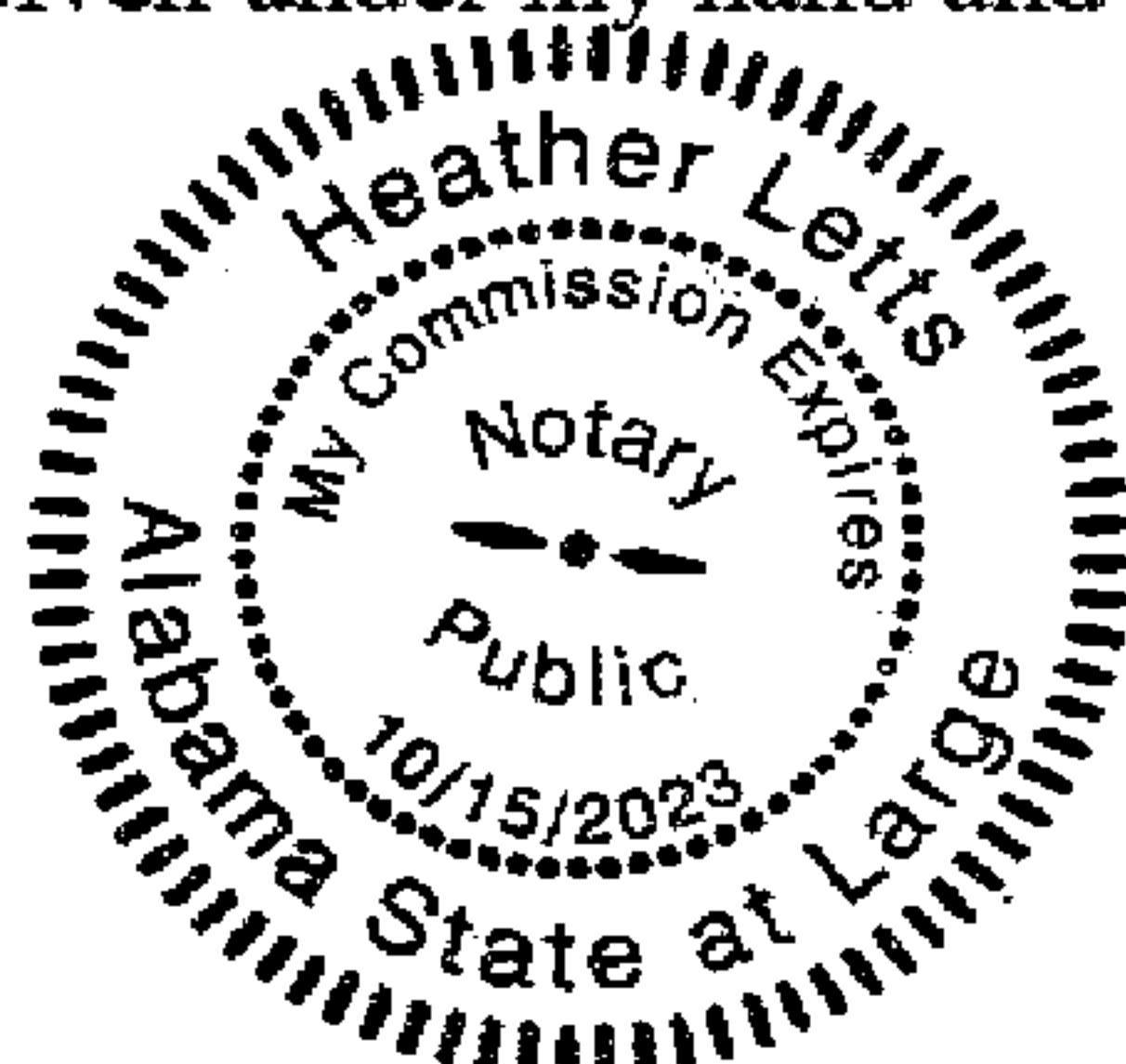


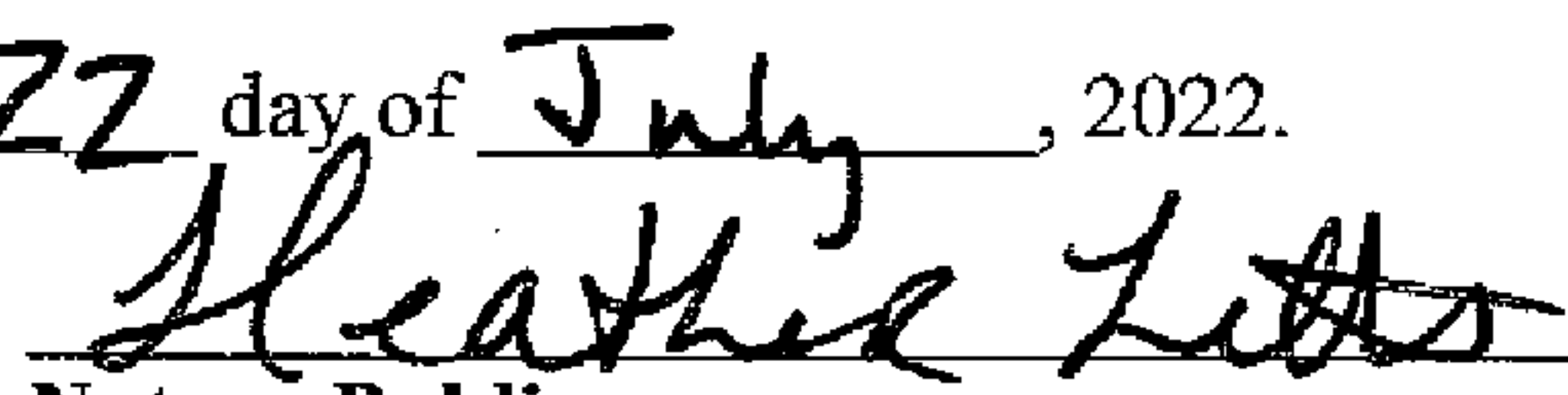
Kevin Jones

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Michael Jones and Kevin Jones** 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of July, 2022.





Notary Public
My Commission Expires: 10-15-23

Real Estate Sales Validation Form

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

Grantor's Name Michael Jones
Kevin Jones
 Mailing Address 2440 Hwy 71
Shelby AL 35143

Grantee's Name Glenda Sheffield
Hubert Sheffield Jr
 Mailing Address 2400 Hwy 71
Shelby AL 35143

Property Address 3440 Hwy 71
Shelby AL 35143

Date of Sale 7-22-2022
 Total Purchase Price \$ 1.00
 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
☒ 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 _____

Print Glenda Sheffield

Unattested _____

Sign Glenda Sheffield

(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
 07/22/2022 10:07:15 AM
 \$26.00 BRITTANI
 20220722000287690

Form RT-1

Glenda Sheffield