

This Instrument was Prepared by:

Send Tax Notice To: Charles Byron Arnold  
Jacquelyn Kay Arnold

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

File No.: S-22-28516

**WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Twenty Thousand Dollars and No Cents (\$120,000.00)**, 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, **Allen Rodgers and Debreda Rodgers**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Charles Byron Arnold and Jacquelyn Kay Arnold**, (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

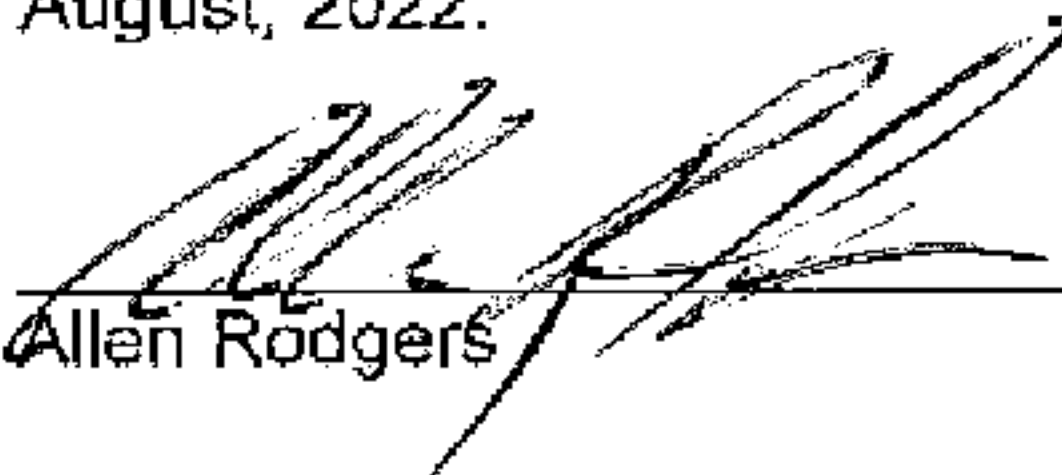
**Property may be subject to taxes for 2022 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

\$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 Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 10th day of August, 2022.

  
Allen Rodgers


  
Debreda Rodgers

State of Alabama

County of Shelby

I, Ruel Joseph Bennett III, a Notary Public in and for the said County in said State, hereby certify that Allen Rodgers and Debreda Rodgers, 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 10th day of August, 2022.

  
Notary Public, State of Alabama  
Ruel Joseph Bennett III  
My Commission Expires: 9/1/2024



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL I:**

Begin at the NW corner of of the SE 1/4 of the NW 1/4 of Section 19, Township 21 South, Range 1 East, said point being the POINT OF BEGINNING; thence South 00 degrees 00 minutes 42 seconds East, a distance of 660.85 feet; thence South 88 degrees, 53 minutes, 55 seconds East, a distance of 1,329.44 feet; thence North 00 degrees 03 minutes 54 seconds West, a distance of 659.25 feet; thence North 88 degrees 49 minutes 46 seconds West, a distance of 1,328.86 feet to the POINT OF BEGINNING.

Together with and including a 20-foot ingress/egress and utility easement, lying 10 feet either side of and parallel to the following described centerline:

Commence at the NW corner of above SE 1/4 of the NW1/4; thence South 00 degrees 00 minutes 42 seconds East, a distance of 1,321.70 feet; thence South 00 degrees 02 minutes 47 seconds West, a distance of 330.43 feet; thence South 89 degrees 00 minutes 08 seconds East, a distance of 192.50 feet; thence North 02 degrees 58 minutes 03 seconds West, a distance of 5.85 feet to the point of beginning of said centerline; thence North 31 degrees 46 minutes 11 seconds East, a distance of 106.02 feet; thence North 24 degrees 55 minutes 51 seconds East, a distance of 290.15 feet; thence North 08 degrees 17 minutes 35 seconds East, a distance of 74.25 feet; thence North 05 degrees 46 minutes 11 seconds West, a distance of 92.28 feet; thence North 06 degrees 10 minutes 32 seconds East, a distance of 53.10 feet; thence North 25 degrees 51 minutes 35 seconds East, a distance of 126.05 feet; thence North 35 degrees 36 minutes 51 seconds East, a distance of 115.43 feet; thence North 18 degrees 13 minutes 40 seconds East, a distance of 116.42 feet; thence North 30 degrees 59 minutes 10 seconds East, a distance of 102.11 feet to the point of ending of said centerline.

According to the survey of Rodney Shiflett, dated December 27, 2006.

**Real Estate Sales Validation Form**

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

Grantor's Name	Allen Rodgers Debreda Rodgers	Grantee's Name	Charles Byron Arnold Jacquelyn Kay Arnold
Mailing Address	<u>11897 Hwy 86</u> <u>Carrollton AL 35447</u>	Mailing Address	<u>296 STINSON ROAD</u> <u>COLUMBIANA, AL 35051</u>
Property Address	<u>402 Stinson Rd.</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>August 10, 2022</u>
		Total Purchase Price	<u>\$120,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 August 04, 2022

Print Allen Rodgers

Unattested  
\_\_\_\_\_  
(verified by)

Sign   
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/12/2022 02:09:14 PM  
\$148.00 JOANN  
20220812000316760

*Allen S. Boyd*