

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

Send Tax Notice to:
Catherine Ellen Foust
145 Walden Rd
Columbiana al 35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE DOLLARS AND ZERO CENTS (\$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, Catherine Ellen Foust, a single woman, Sarah Jean Allen, a Single woman, Sandy Horton Waldrop, a married woman, Charles Edward Horton, a married man, Pamela Dean Jones, a married woman, Linda Watson Machen, a single woman, James William Horton, a single man, George Horton, a married man, Amanda Horton, a single woman, Martha Gay Beasley, a married woman (herein referred to as Grantors), grant, bargain, sell and convey unto, Catherine Ellen Foust (herein referred to as Grantee), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

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

Grantors herein are all the surviving heirs at law of Linda Jean Reynolds, having died August 18, 2020 and James C. Reynolds, having died June 21, 2008.
James C. Reynolds and Linda Jean Reynolds were the grantees in Inst No. 1999-25845, Probate Office, Shelby County, Alabama.

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.

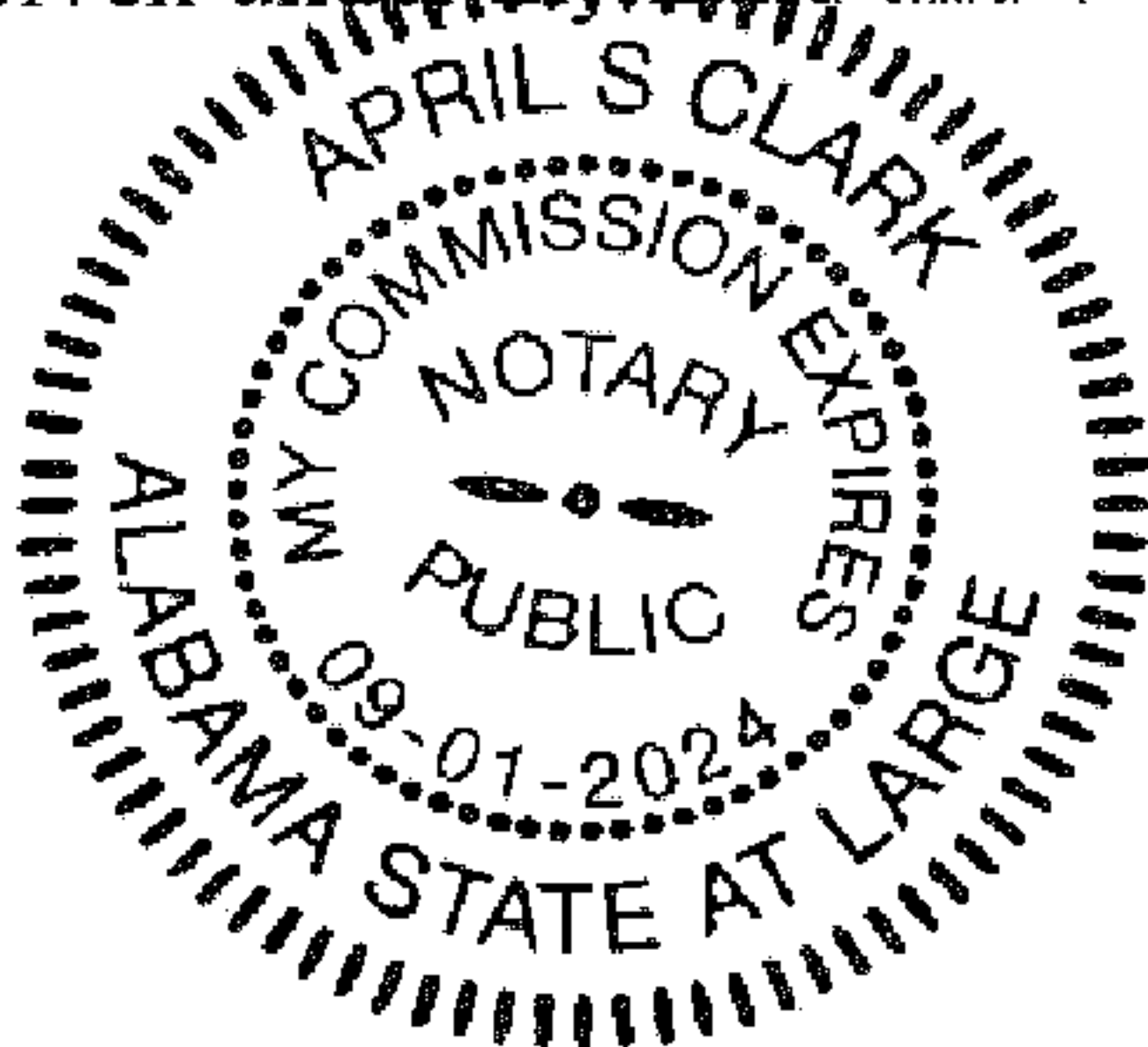
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of July 2022.

Catherine Ellen Foust
Catherine Ellen Foust

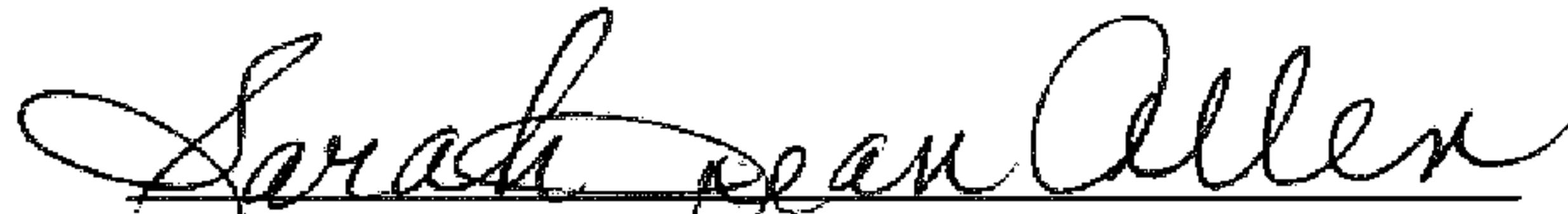
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Catherine Ellen Foust, 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of July 2022.



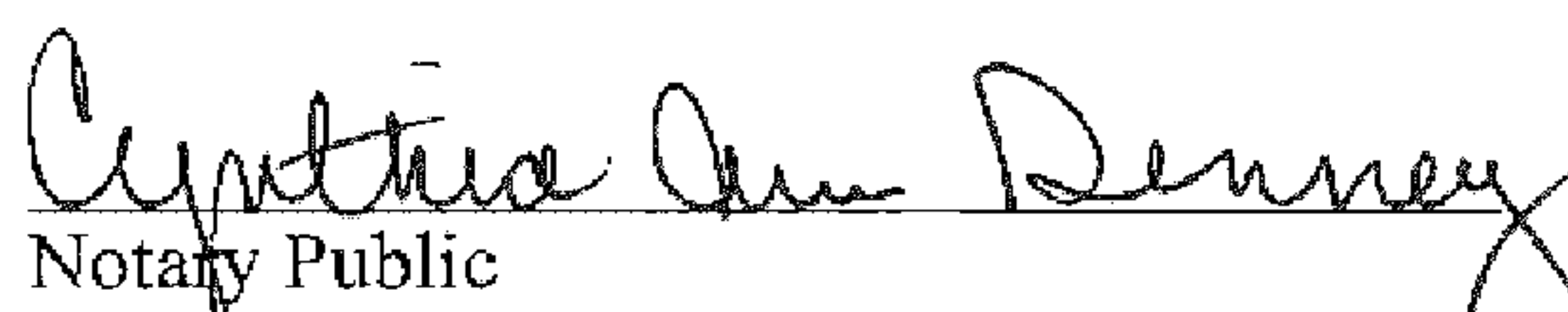
April Clark
Notary Public
My Commission Expires 9-1-2024

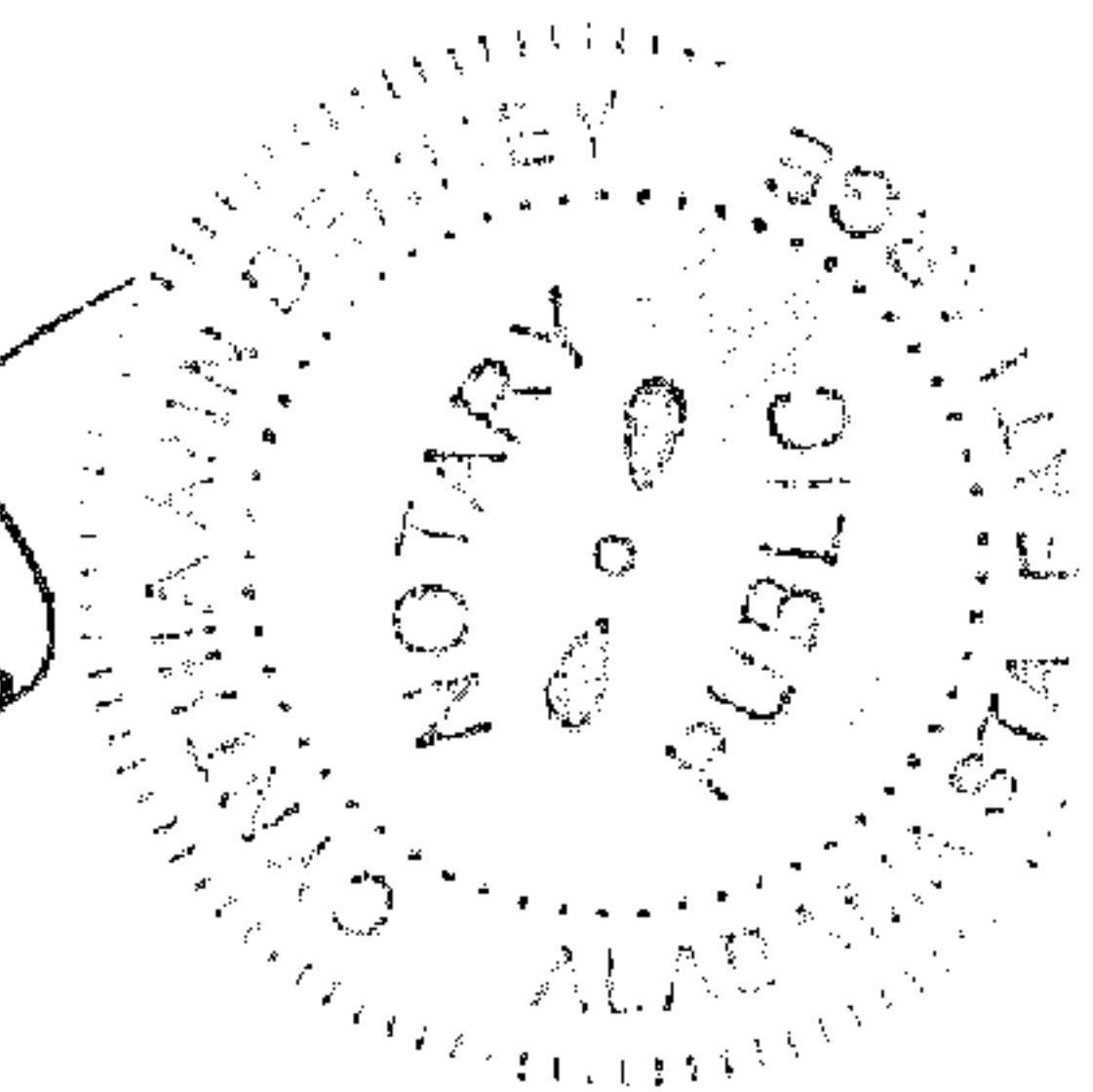

Sarah Jean Allen

STATE OF ALABAMA)
COUNTY OF SHELBY)

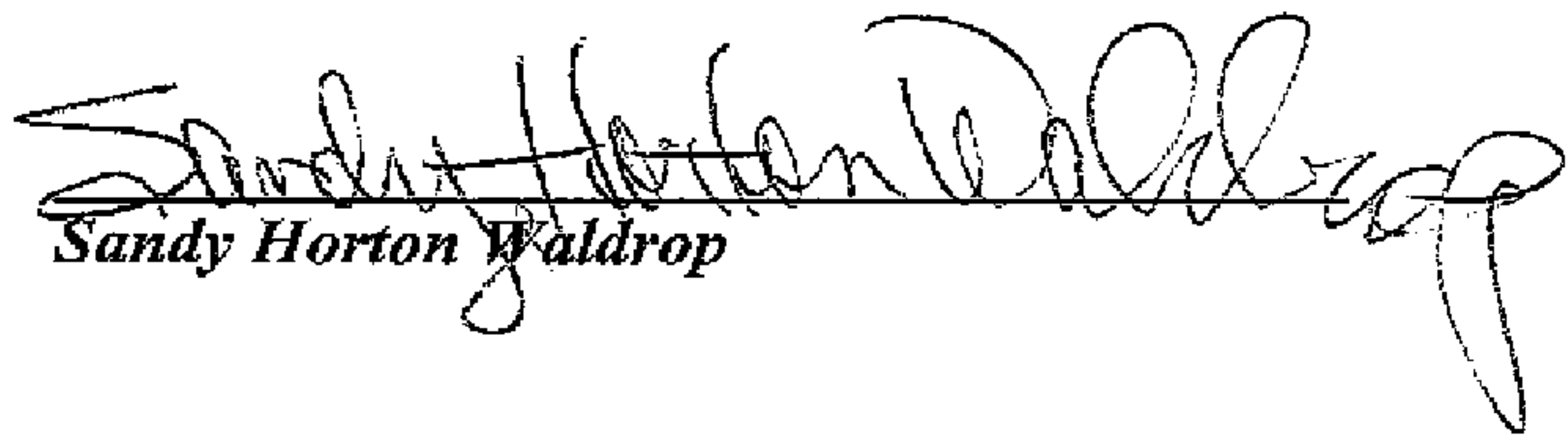
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Sarah Jean Allen**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of August 2022.


Notary Public
My Commission Expires 4-13-2025

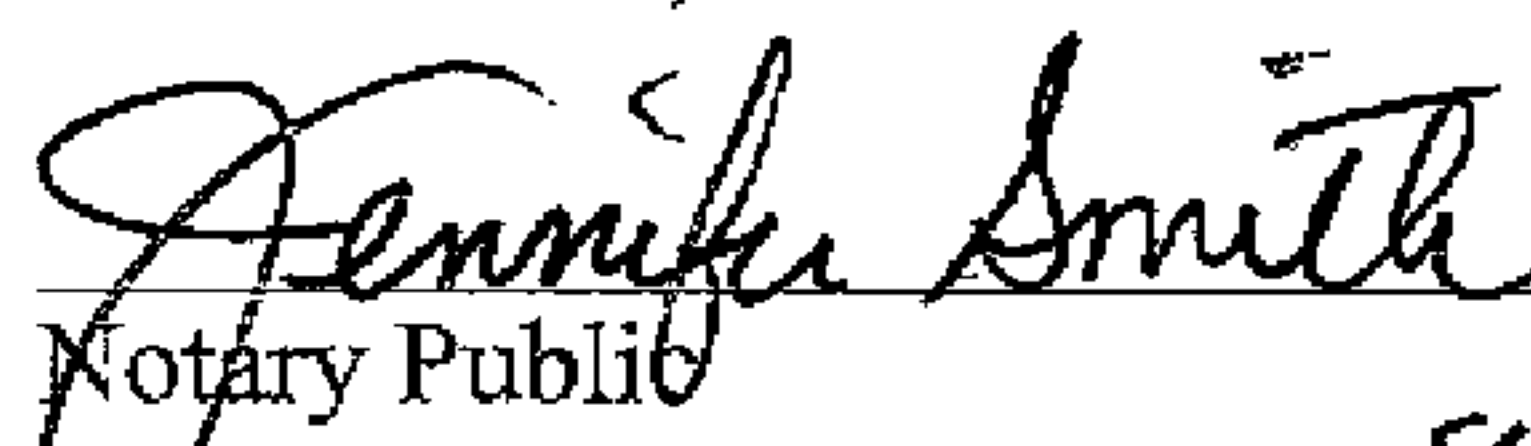


STATE OF ALABAMA)
COUNTY OF SHELBY)

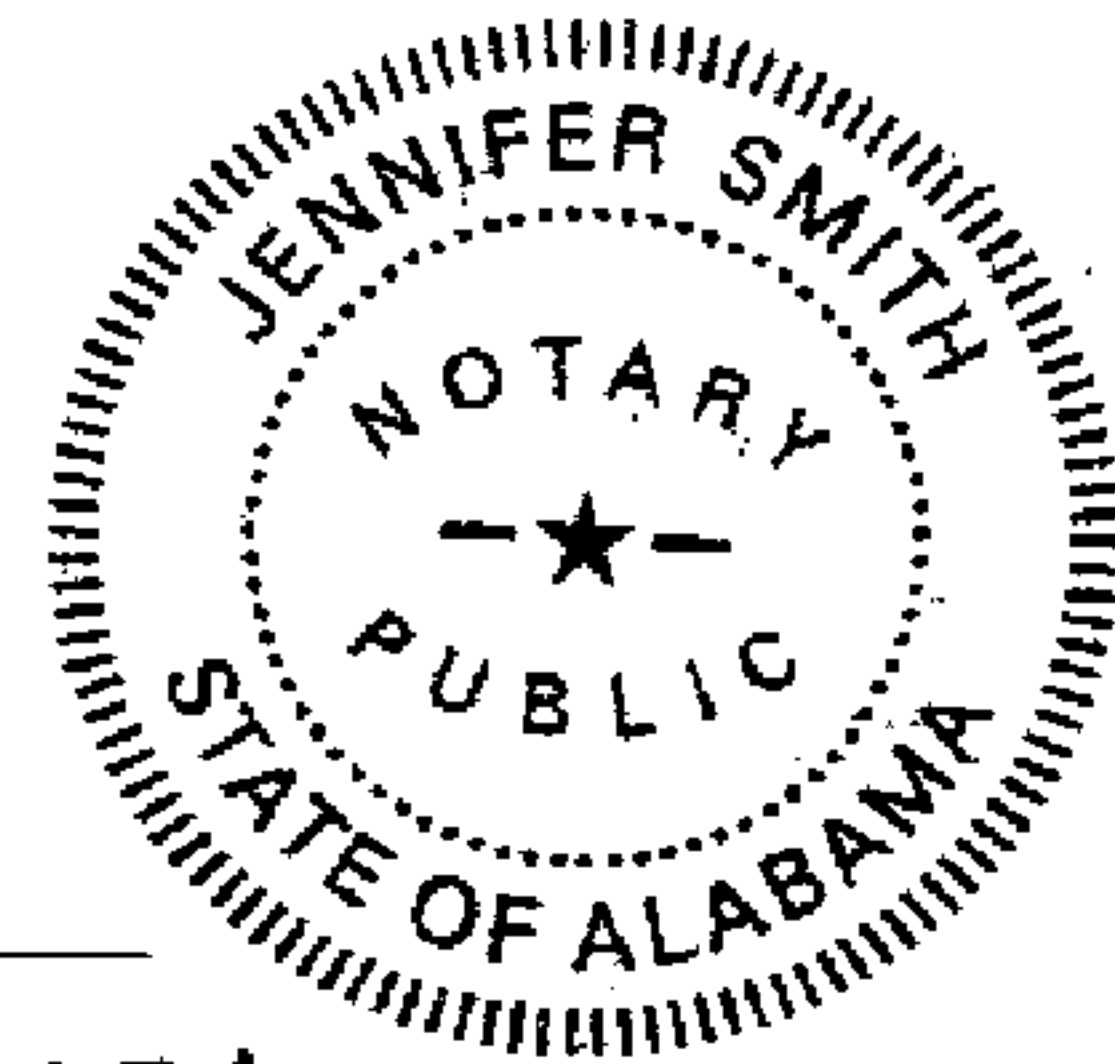

Sandy Horton Waldrop

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Sandy Horton Waldrop***, 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of October 2022.


Notary Public

My Commission Expires 8-30-2026





Charles Edward Horton

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Charles Edward Horton*, 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of July 2022.


Notary Public
My Commission Expires

Geneva Johnson
Notary Public
Alabama State at Large
My Comm. Expires 10/18/2025

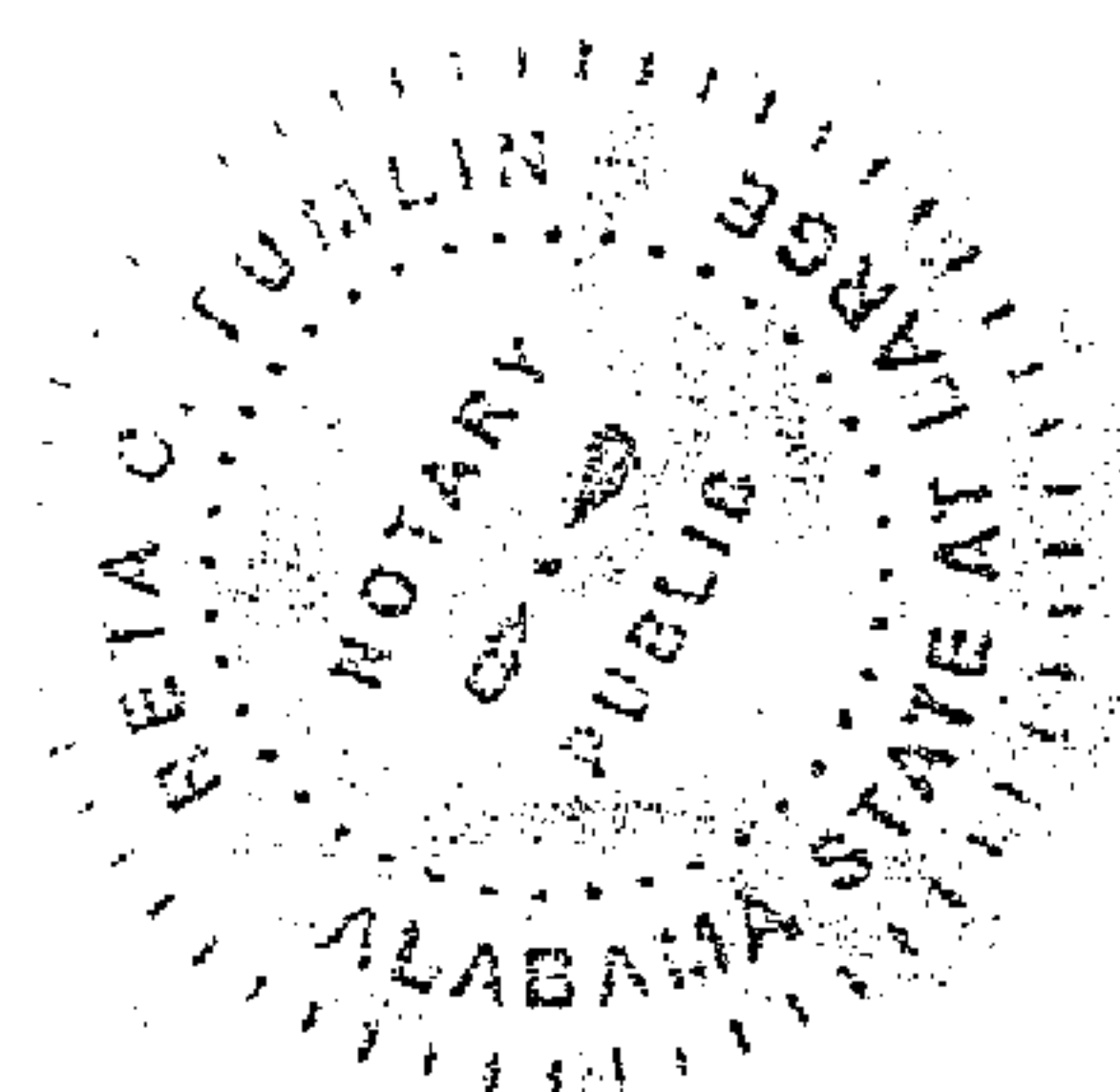
Pamela Dean Horton Jones
Pamela Dean Jones

STATE OF ALABAMA)
COUNTY OF SHELBY)

Pamela I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ~~Pameal~~ **Pamela Dean 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of August 2022.

Reta C. Jundin
Notary Public
My Commission Expires 5/1/23




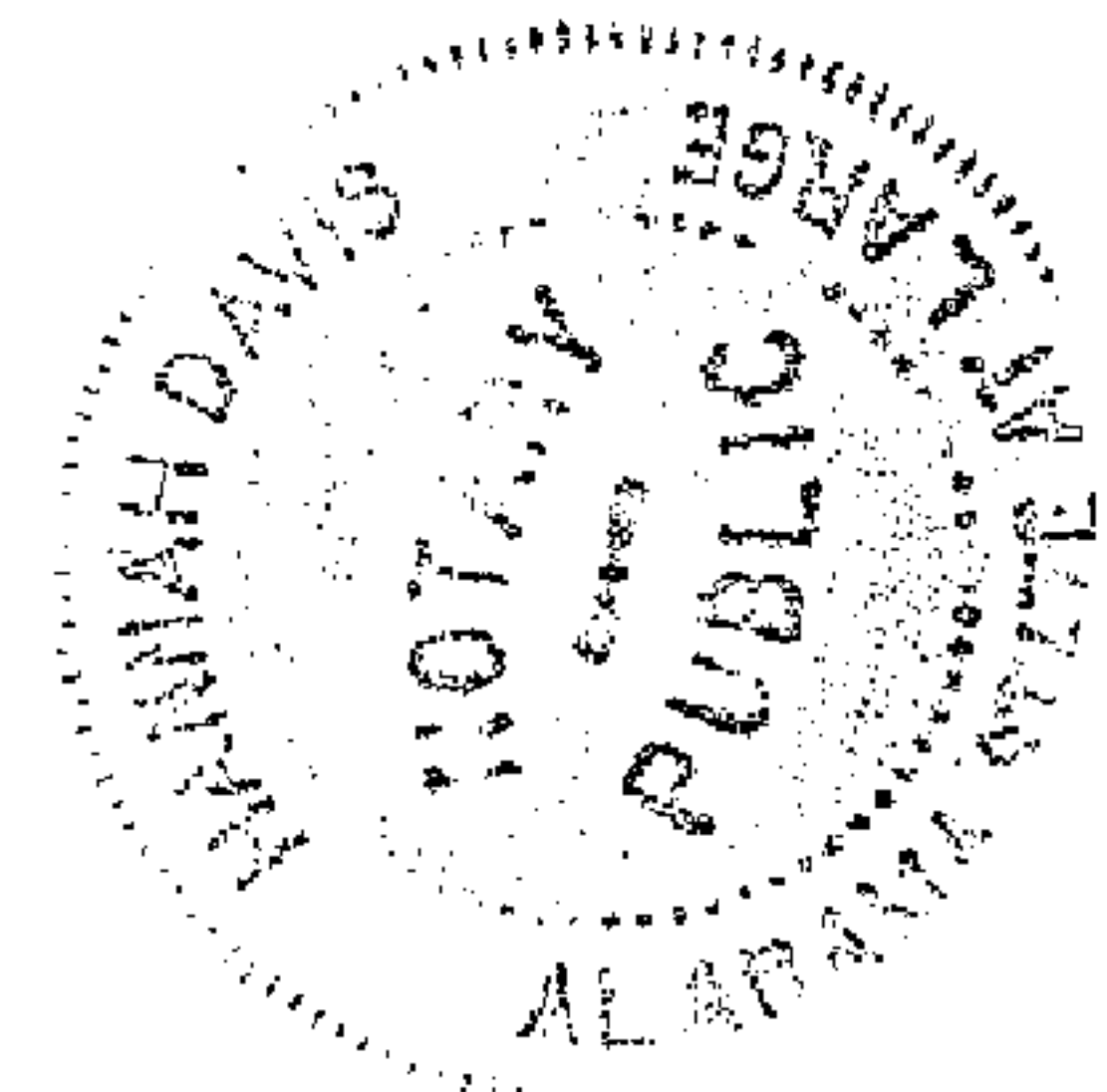
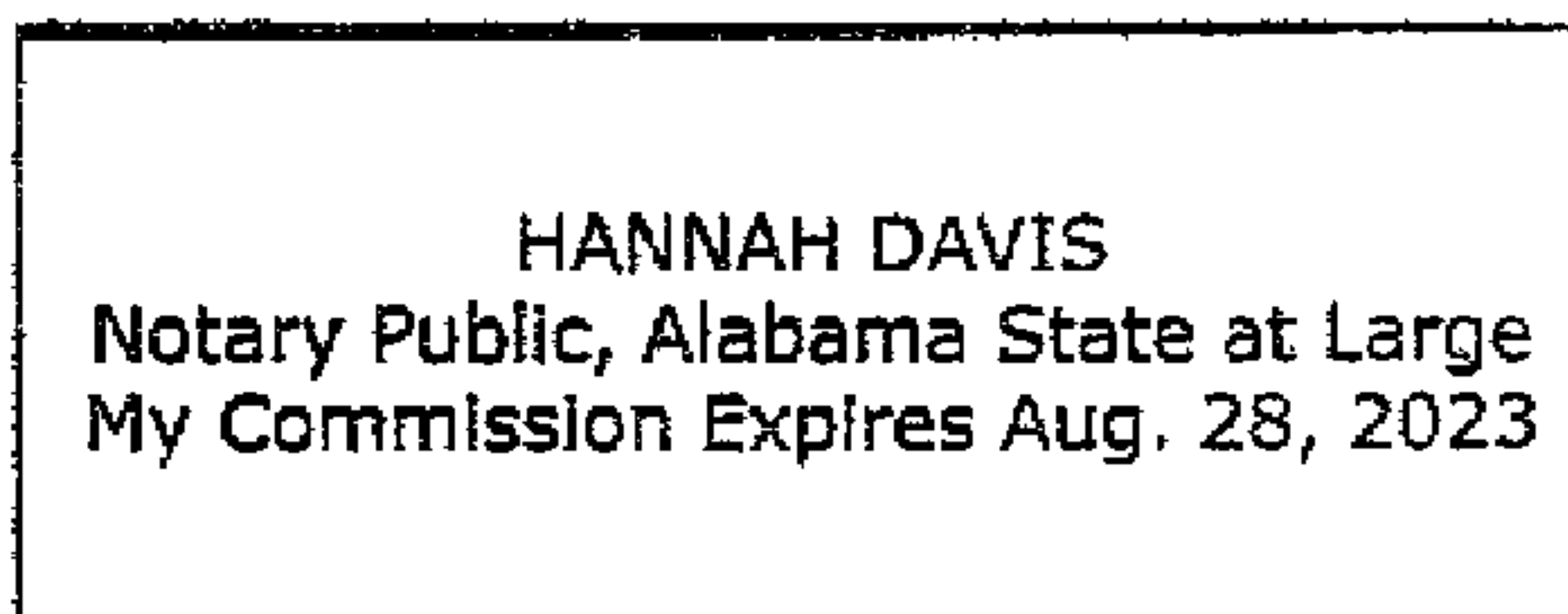

Linda Watson Machen

STATE OF ALABAMA)
COUNTY OF SHELBY)

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

Given under my hand and official seal this 4th day of August 2022.


Notary Public
My Commission Expires 8.28.23



JAMES WILLIAM HORTON
James William Horton

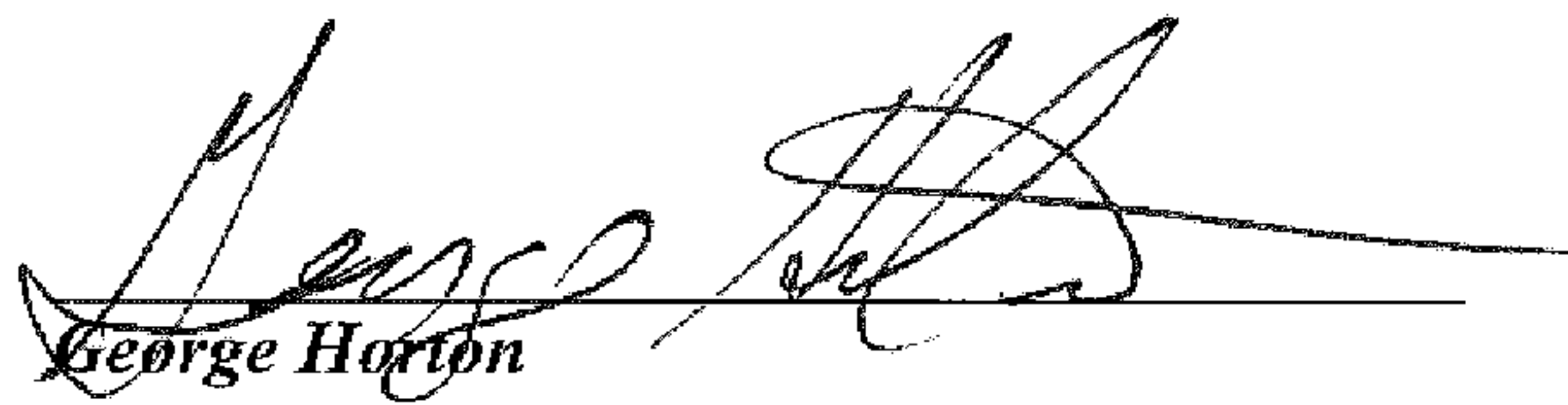
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **James William Horton**, 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of July 2022.

Angela C. Beasley
Notary Public
My Commission Expires
07/18/2023



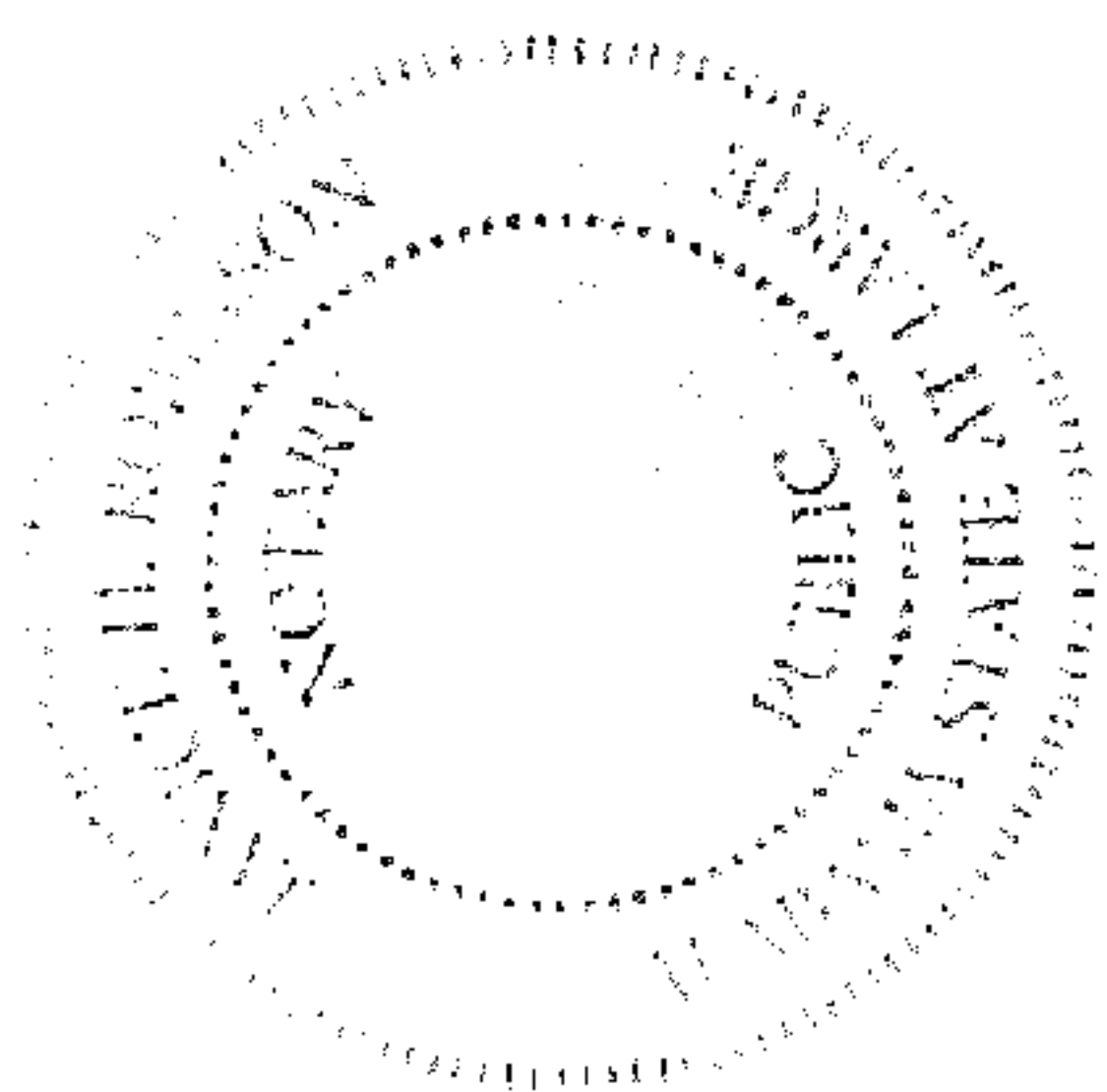



George Horton

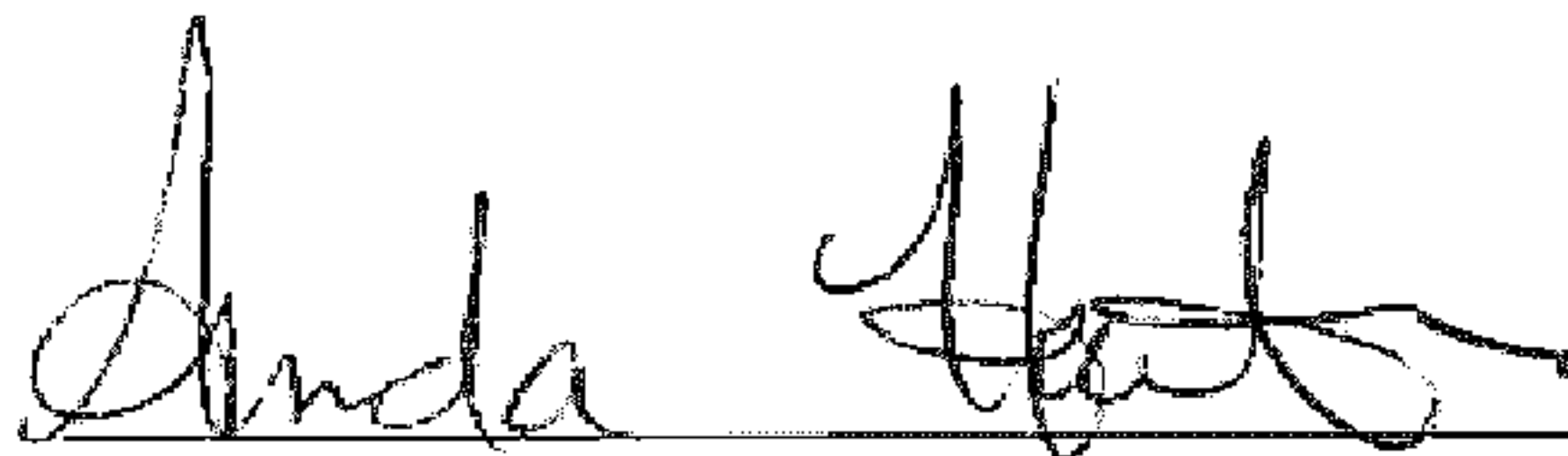
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **George Horton**, 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of October 2022.



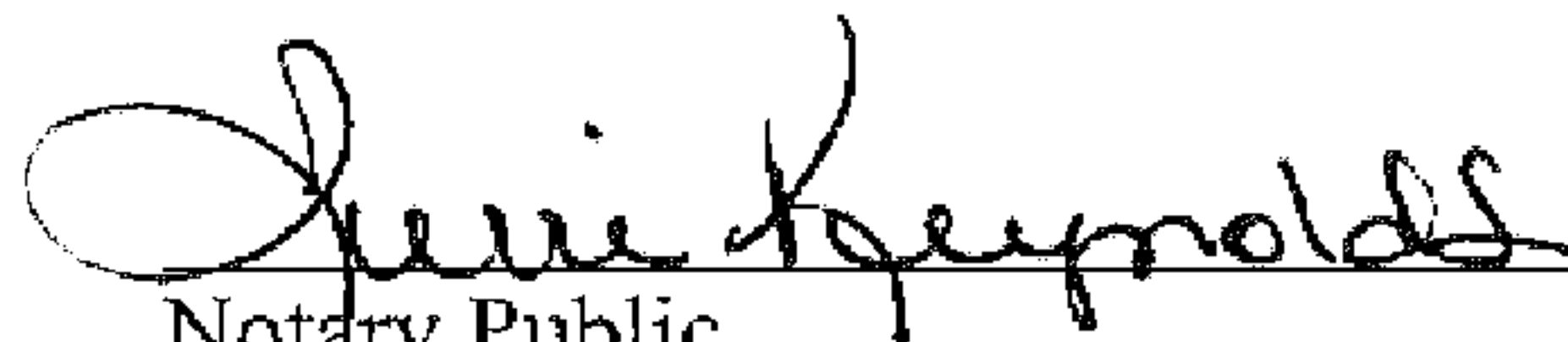

Notary Public
My Commission Expires


Amanda Horton

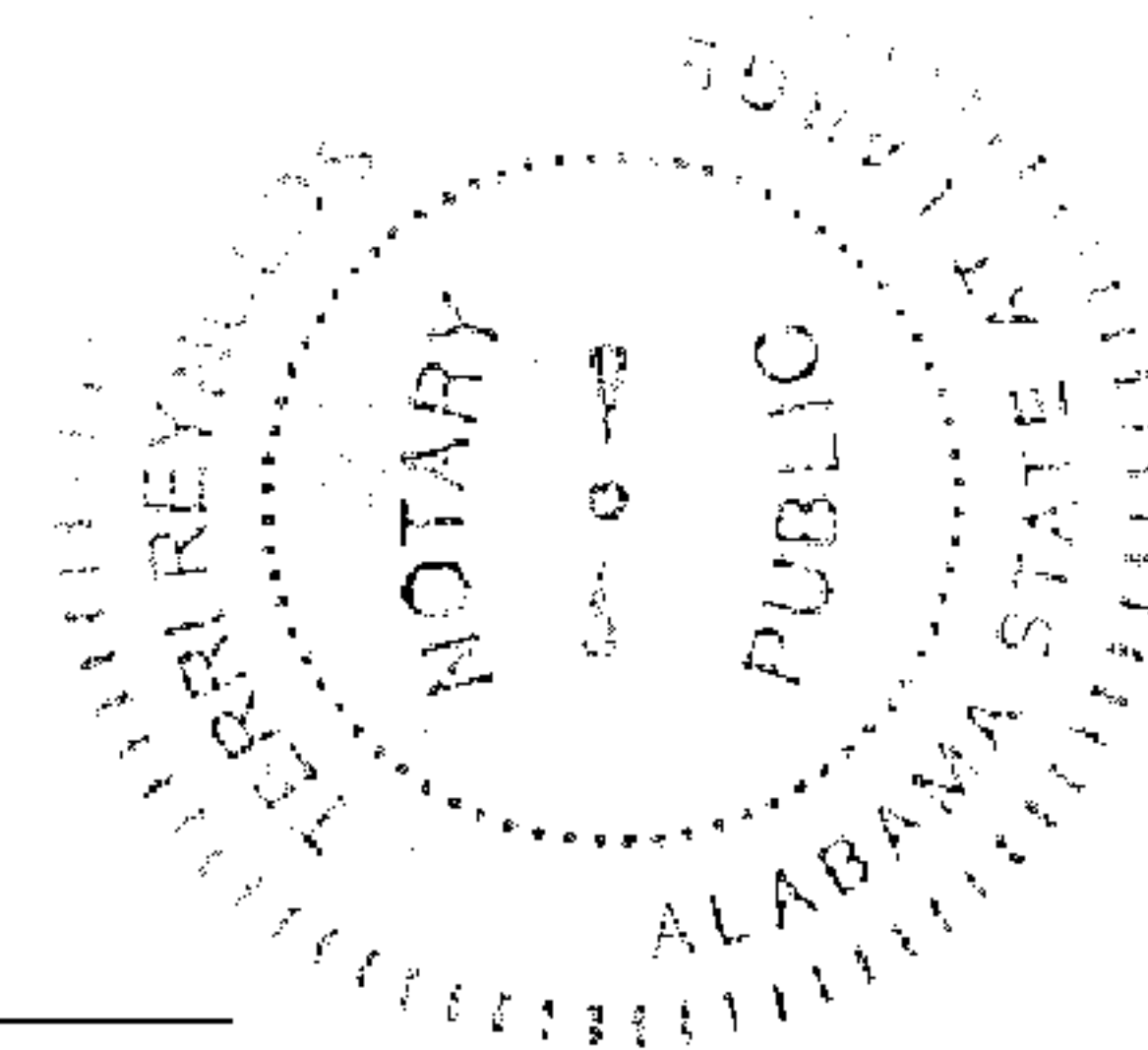
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Amanda Horton**, 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of September 2022.


Notary Public

My Commission Expires NOV 6, 2022



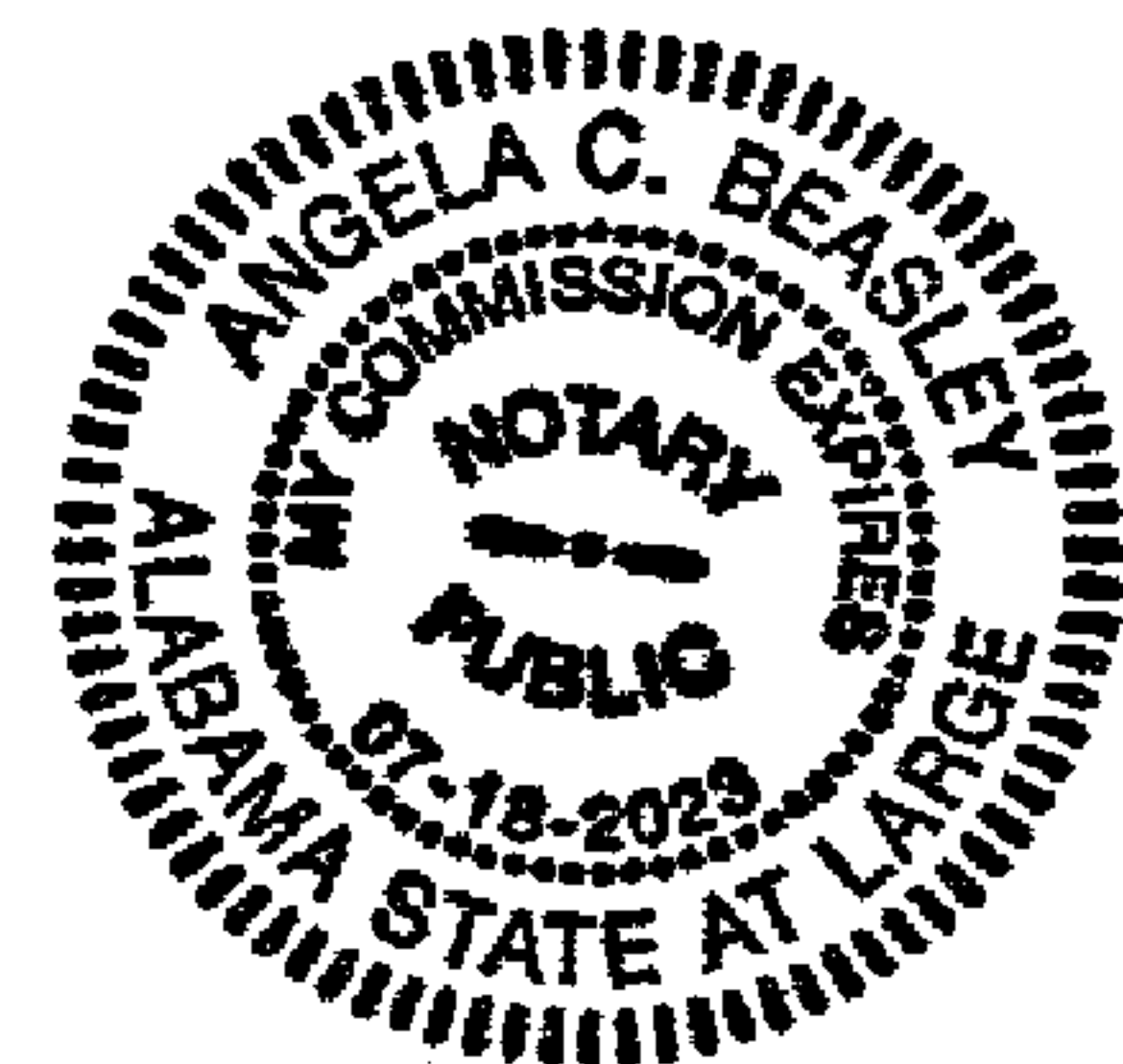
Martha Gay Beasley
Martha Gay Beasley

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Martha Gay Beasley**, 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31ST day of July 2022.

Angela C. Beasley
Notary Public
My Commission Expires
07/18/2023



Poor Quality

EXHIBIT A – LEGAL DESCRIPTION

PARCEL 1:
Commence at the SW corner of the NE 1/4 of the NE 1/4 of Section 31, Township 21 South,
Range 1 East; thence run East along said 1/4-1/4 line a distance of 549.53 feet; thence
turn an angle of 48 degrees 04 minutes 01 seconds left and run a distance of 233.33 feet
to the point of beginning; thence continue along last described course a distance of
650.00 feet; thence turn an angle of 89 degrees 31 minutes 29 seconds right and run a
distance of 103.00 feet; thence turn an angle of 79 degrees 00 minutes 00 seconds right
and run a distance of 430.00 feet; thence turn an angle of 39 degrees 07 minutes 28
seconds right and run a distance of 125.00 feet; thence turn an angle of 19 degrees 40
minutes 14 seconds right and run a distance of 175.14 feet to the point of beginning.

4

..... Right of way



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/24/2022 04:10:47 PM
 \$141.00 JOANN
 20221024000399550

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Catherine Foust
 Mailing Address _____

Grantee's Name Catherine Foust
 Mailing Address 145 Walden Rd
Columbiana AL
35051

Property Address 145 Walden Rd
Columbiana AL

Date of Sale 7-24-22
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 70,000.00

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 _____

Print Mike T. Atchison

Unattested _____

Sign Mike T. Atchison
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)