

This Instrument was Prepared by:

Send Tax Notice To: William C. Tinsley
Heather Tinsley

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

File No.: MV-22-28705

5367 Hwy 71
Shelby, AL 35147

**CORPORATION FORM 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 **Eighty Thousand Dollars and No Cents (\$80,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **DS Land Investment, LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **William C. Tinsley and Heather Tinsley**, (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

\$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 said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of Oct, 2022

DS LAND INVESTMENT, LLC

By Robert A. Crutchfield
Managing Member

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for said County in said State, hereby certify that Robert A. Crutchfield as Managing Member of DS Land Investment, LLC 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 26th day of Oct, 2022

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-1-24

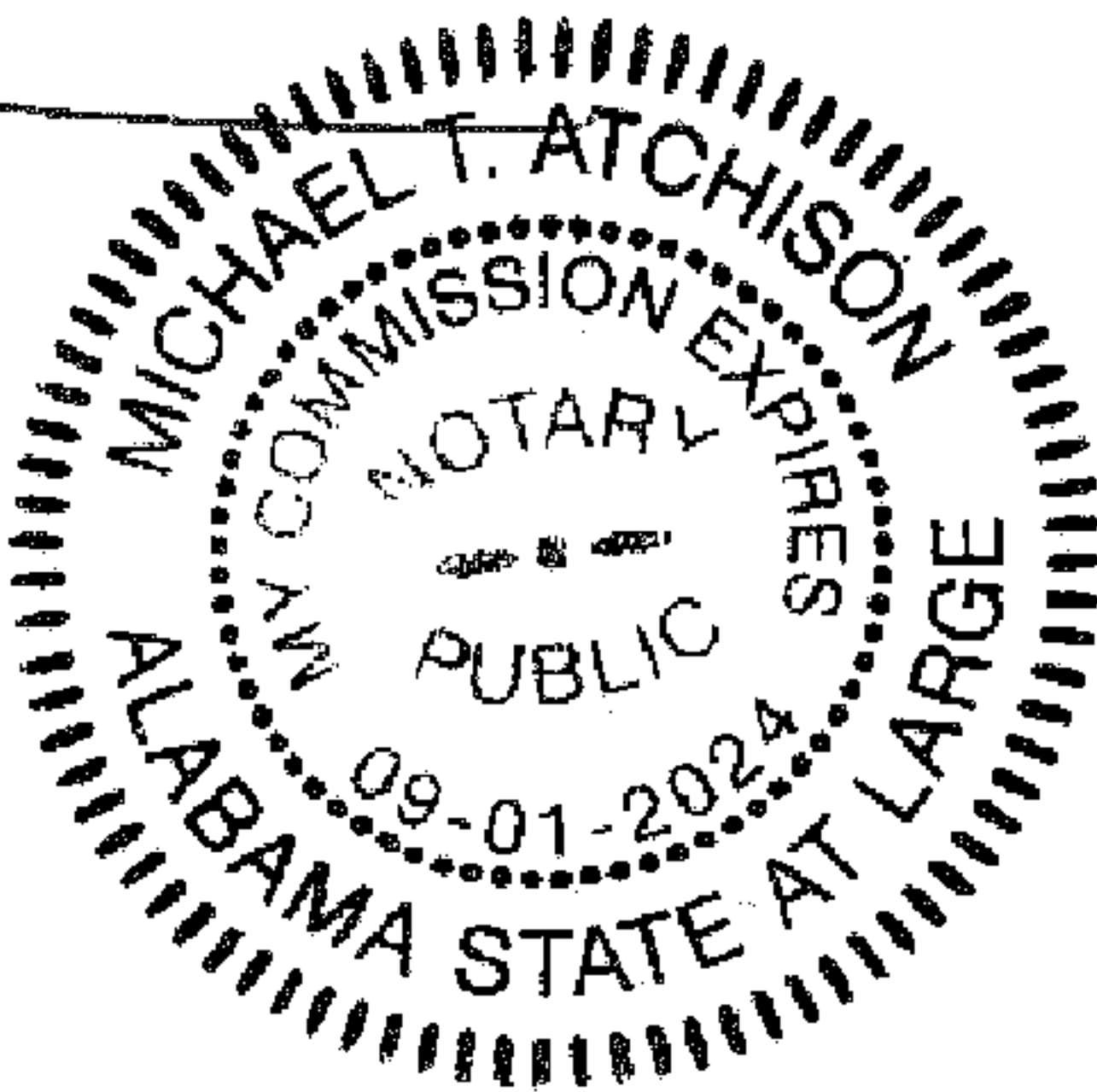


EXHIBIT "A"
LEGAL DESCRIPTION

Tract 5 (as-surveyed)

A portion of the DS Land Investment, LLC tract described in Instrument #: 20201204000554890, recorded in the Office of Probate for Shelby County, Alabama, being in the East 1/2 of Section 2, Township 24 North, Range 15 East, Shelby County, Alabama and being more particularly described at follows: Commence at a railroad rail iron marking the SW corner of the SW 1/4 of the SE 1/4 of Section 2, Township 24 North, Range 15 East, thence N 06°58'21" E along the West line of said 1/4-1/4 section a distance of 1259.42 feet to a railroad rail iron marking the NW corner of said 1/4-1/4 section; thence N 06°58'29"E along the West line of the NW 1/4 of the SE 1/4 of Section 2 a distance of 1227.35 feet to a 5/8" rebar marketing the NW corner of the NW 1/4 of the SE 1/4 of Section 2; thence N 06°50'55" E a distance of 88.54 feet to a capped rebar set and the Point of Beginning; thence continue N 06°50'55" E a distance of 582.55 feet to a capped rebar set; thence N 89°58'37" E a distance of 235.72 feet to a capped rebar (Beacon CA747); thence S 01°28'29"E a distance of 287.35 feet to a capped rebar set; thence S 88°19'47" E a distance of 1033.57 feet to a capped rebar set on the Western ROW of Shelby County, Highway 71; thence S01°42'48" W along the Western ROW of said Highway a distance of 261.20 feet to a capped rebar set; thence leaving said ROW N 90°00'00" W a distance of 1337.90 feet to the Point of Beginning.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	DS Land Investment, LLC	Grantee's Name	William C. Tinsley
Mailing Address	2541 Westminster Cir Birmingham, AL 35242	Mailing Address	5367 Hwy 71 Shelby, AL 35143
Property Address	Highway 71 Shelby, AL 35143	Date of Sale	October 26, 2022
		Total Purchase Price	\$80,000.00
		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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ 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 October 26, 2022

Print DS Land Investment, LLC

Unattested

Sign [Signature]

(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
10/27/2022 09:23:35 AM
\$108.00 JOANN
20221027000403640

Form RT-1

Allen S. Bayl