

This Instrument was Prepared by:

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

File No.: MV-22-28726

Send Tax Notice To: Timothy Nettles
Stephanie Nettles

305 N. Main St
Columbiana, AL 35051

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 **Four Hundred Forty Nine Thousand Nine Hundred Dollars and No Cents (\$449,900.00)**, 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, **Woodford Simpson Quinn III and Kelly McConnell Quinn**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Timothy Nettles and Stephanie Nettles**, as joint tenants with right of survivorship (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

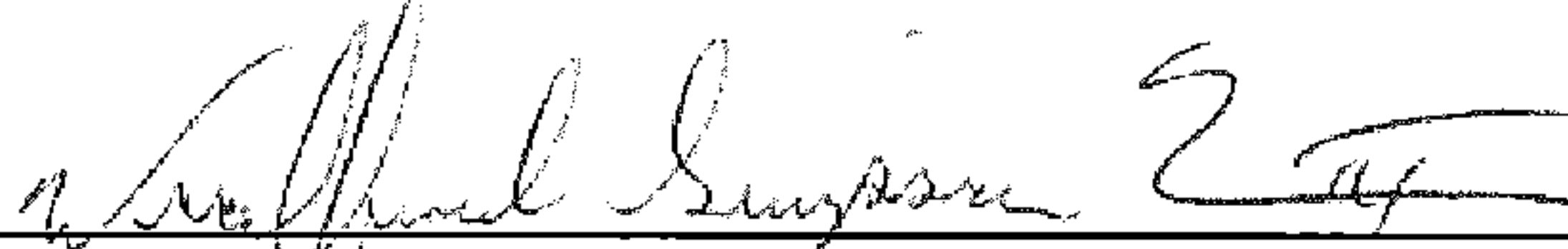
Property may be subject to taxes for 2023 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

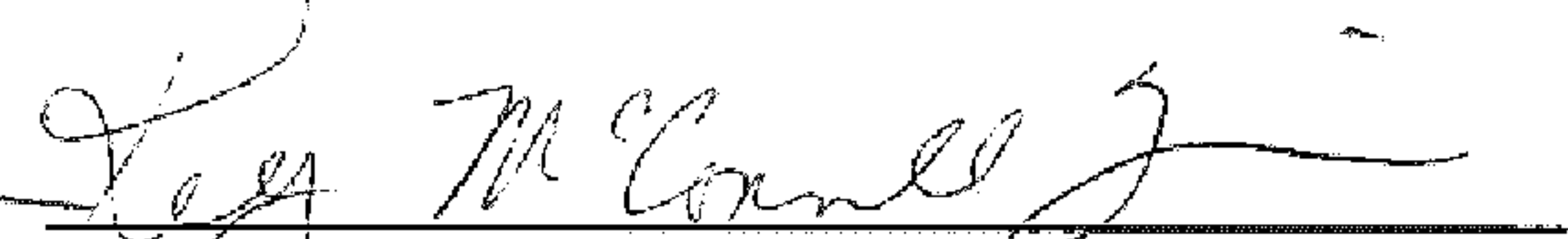
\$349,900.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 5th day of December, 2022.


Woodford Simpson Quinn III


Kelly McConnell Quinn

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that **Woodford Simpson Quinn III and Kelly McConnell Quinn**, 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 5th day of December, 2022.


Notary Public, State of Alabama

My Commission Expires: 9-1-24

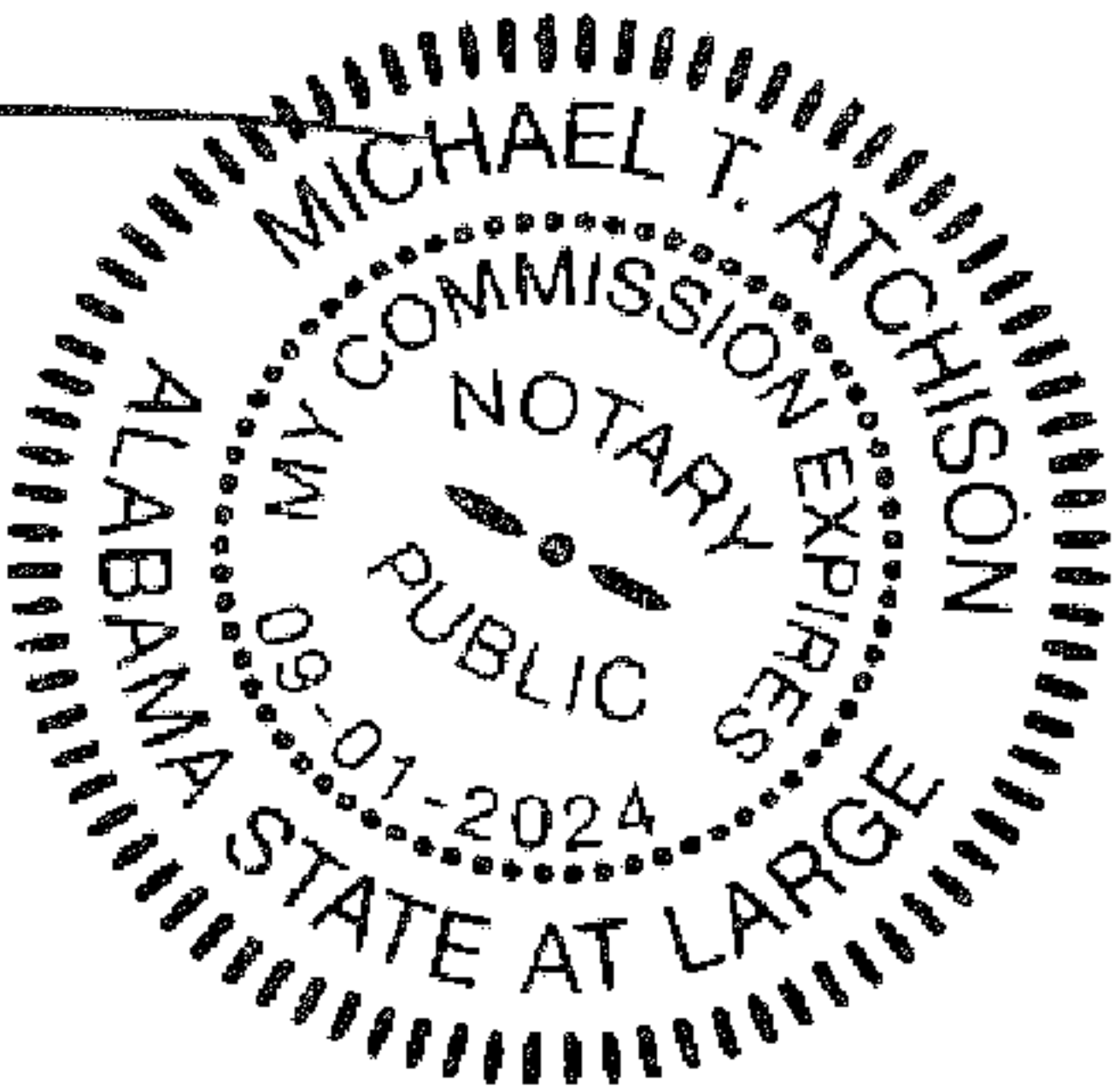


EXHIBIT "A"
LEGAL DESCRIPTION

A lot or tract of land situated in the Town of Columbiana, Alabama described as follows:
Begin at the NE corner of Section 26, Township 21 South, Range 1 West; thence run Westerly along the North line thereof for 420.57 feet to the Easterly R/W of Main Street in Columbiana, Alabama; thence 89 degrees 35 minutes left run Southerly along said R/W for 140.00 feet; thence 90 degrees 19 minutes 24 seconds left run Easterly for 421.99 feet to an iron pin; thence 78 degrees 15 minutes 00 seconds left, run Northeasterly for 143.00 feet; thence 101 degrees 50 minutes 37 seconds left and run Westerly for 30.00 feet to the point of beginning.
Situated in Shelby County, Alabama.
According to the survey of Thomas E. Simmons, dated September 23, 2005.

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

Grantor's Name	Woodford Simpson Quinn III Kelly McConnell Quinn	Grantee's Name	Timothy Nettles Stephanie Nettles
Mailing Address	<u>PO Box 224</u> <u>Saginaw AL 35137</u>	Mailing Address	<u>305 N. Main St</u> <u>Columbiana AL 35051</u>
Property Address	<u>305 N Main St.</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>December 05, 2022</u>
		Total Purchase Price	<u>\$449,900.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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 December 02, 2022

Print Woodford Simpson Quinn III

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
12/05/2022 02:04:06 PM
\$128.00 JOANN
20221205000442250

Allen S. Bayl

Form RT-1

