

This instrument was prepared by:
Ellis, Head, Owens, Justice & Arnold
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
John & Wendy Rich
P O Box 400
Chelsea, AL 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two Hundred Thirty Thousand and No/00 Dollars (\$230,000.00)** and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Rodney Davis, married, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **John Rich and Wendy Rich, (herein referred to as grantee, whether one or more)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

See Attached Exhibit "A" for Legal Description.

Subject to 2022 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

Subject to covenants and restrictions attached as Exhibit "B".

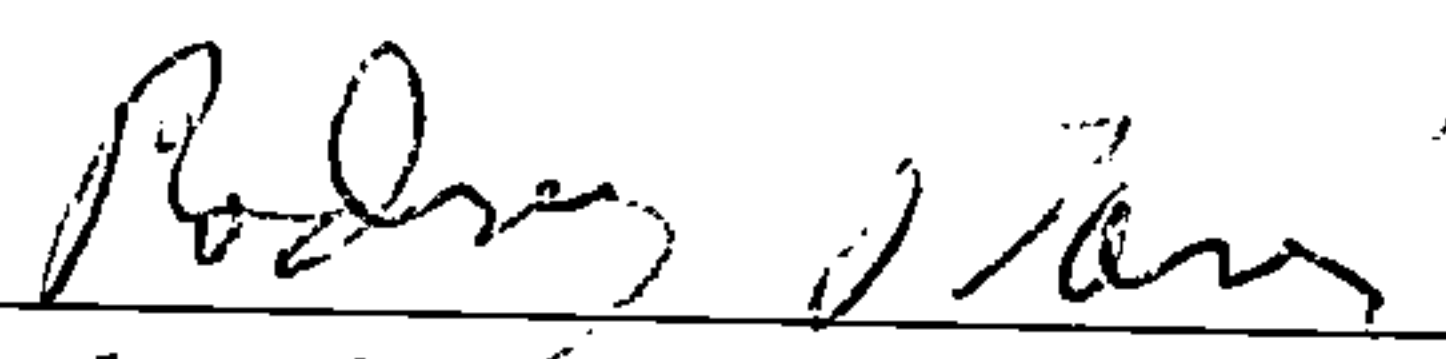
(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF GRANTOR OR HIS SPOUSE.

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 5 day of December, 2022.

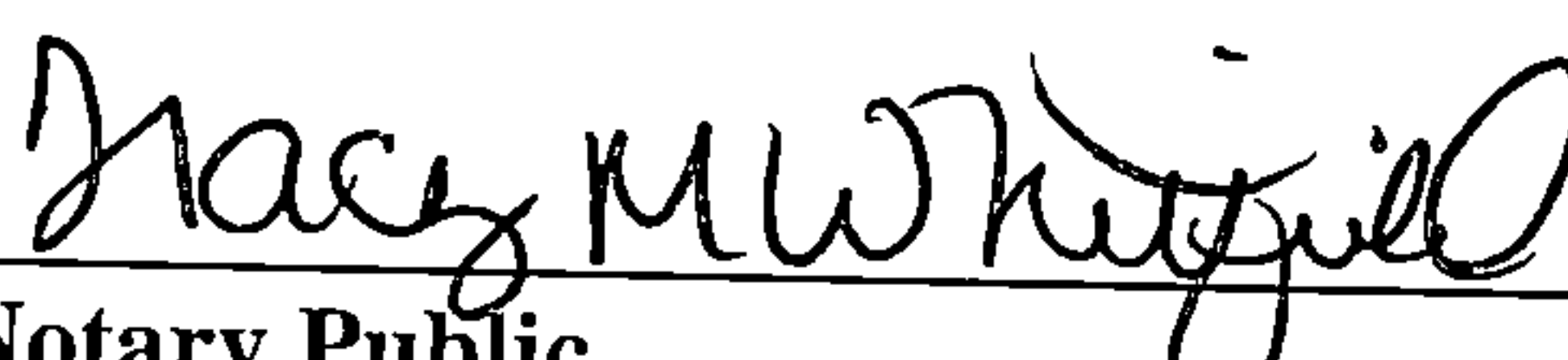

Rodney Davis

STATE OF ALABAMA
SHELBY COUNTY

Shelby County, AL 12/06/2022
State of Alabama
Deed Tax: \$230.00

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Rodney Davis, who 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 executed the same voluntarily on the day the same bears date.

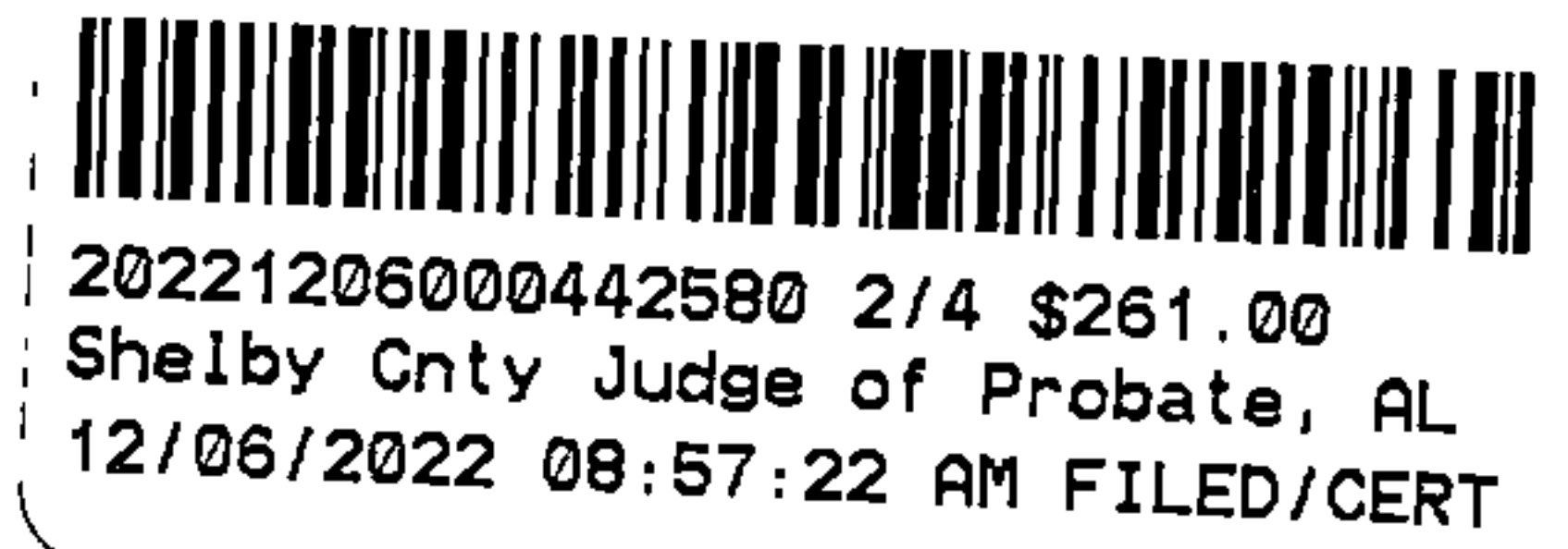
Given under my hand and official seal this 5th day of December, 2022.


Nancy M. Whitfield
Notary Public

My Commission Expires: 9-28-2024



EXHIBIT "A"
LEGAL DESCRIPTION



A parcel of land situated in the NE 1/4 of the SW 1/4 of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the NE corner of the NE 1/4 of the SW 1/4 of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama; thence S 00°09'47" W a distance of 112.82'; thence N 89°50'13" W a distance of 50.00' to the Point of Beginning; thence S 00°09'47" W a distance of 1143.31'; thence N 89°50'13" W a distance of 1035.20'; thence N 22°51'42" E a distance of 358.85'; thence N 59°17'39" E a distance of 161.20'; thence N 19°31'45" E a distance of 107.39'; thence N 20°45'09" E a distance of 118.50'; thence N 00°52'53" W a distance of 43.08'; thence N 39°23'14" W a distance of 47.79'; thence N 01°52'10" W a distance of 34.95'; thence N 57°38'19" E a distance of 42.51'; thence N 29°34'51" W a distance of 55.85'; thence N 05°47'12" W a distance of 28.58'; thence N 64°25'30" E a distance of 41.88'; thence N 10°07'31" E a distance of 46.71'; thence N 29°20'22" W a distance of 32.91'; thence N 00°00'51" E a distance of 17.36'; thence N 51°26'17" E a distance of 18.63'; thence N 88°06'40" E a distance of 31.14'; thence N 14°03'17" E a distance of 40.01'; thence N 18°35'15" E a distance of 39.97'; thence N 57°37'51" E a distance of 34.57'; thence N 13°38'19" W a distance of 31.37'; thence N 15°34'46" E a distance of 23.66'; thence N 87°06'39" E a distance of 583.79' to the Point of Beginning. Containing 20.03 acres, more or less.

ALSO:

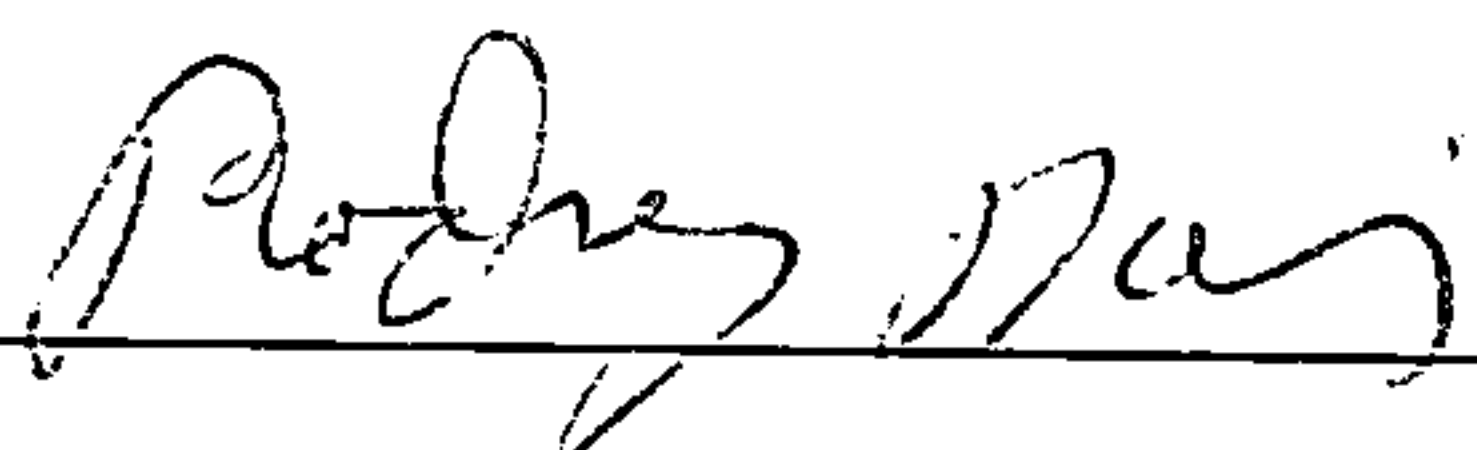
A 60' Easement for Ingress and egress lying 30 feet each side of and parallel to the following described centerline; Commence at the NE corner of the NE 1/4 of the SW 1/4 of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama; thence S 00°09'47" W a distance of 32.95' to the Point of Beginning; thence S 50°46'16" W a distance of 130.11' to the Point of Termination.

ALSO:

Rights to easements as recorded in the Shelby County Probate records as Instrument #20160728000265510 and Instrument #20160726000259760.

ALSO:

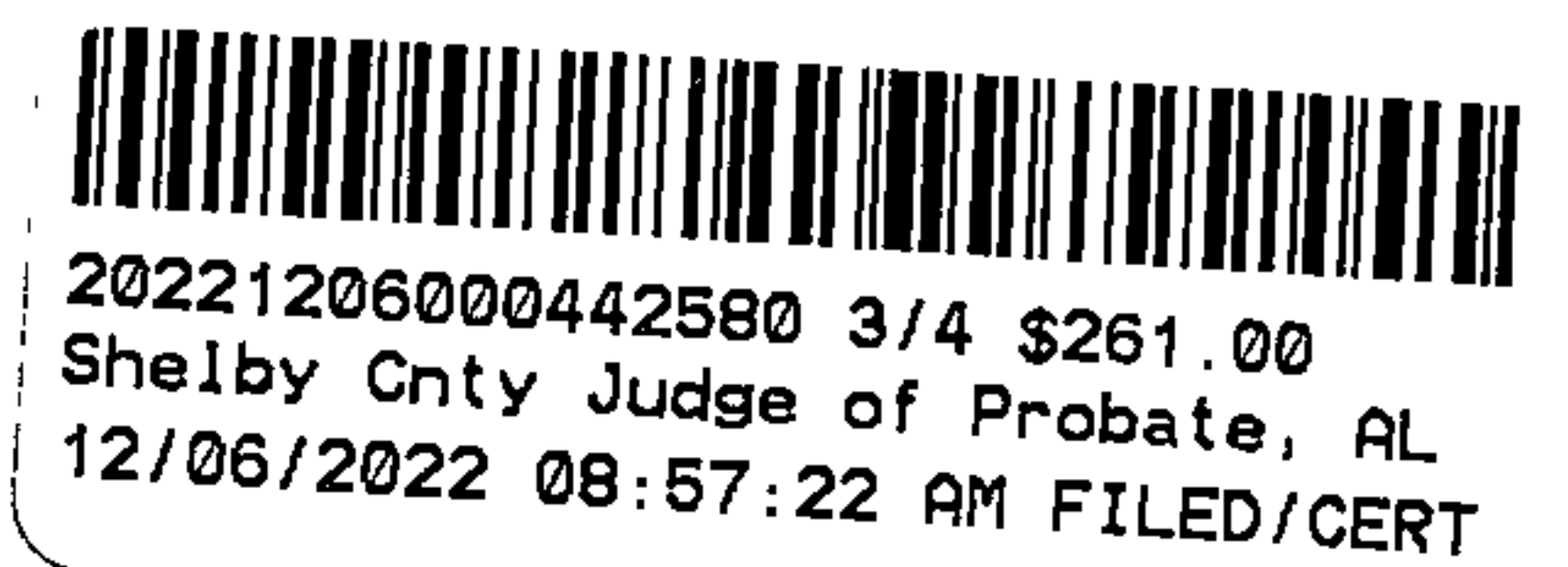
An Easement for ingress and egress and utilities more particularly described as follows: Begin at the NE corner of the NE 1/4 of the SW 1/4 of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama; thence S 00°09'47" W a distance of 112.82'; thence N 89°50'13" W a distance of 50.00'; thence S 87°06'39" W a distance of 583.79' to the centerline of a branch; thence N 15°34'46" E along said centerline a distance of 19.66'; thence N 43°03'36" E along said centerline a distance of 1.95'; thence N 87°06'39" E leaving said centerline a distance of 531.96'; thence N 45°09'47" E a distance of 134.64' to the POINT OF BEGINNING.



Signed for Identification

AL

EXHIBIT "B"
COVENANTS AND CONDITIONS



"Front property line" being the lot line with the length of 583.79' on the survey.

- A. No mobile or manufactured homes shall be allowed on any portion of land or lot.
- B. Minimum square foot for 1 level is 2,000 sq ft and minimum for 1.5 story is 2,500 sq ft.
- C. No Boats, trailers, or recreational vehicles may be parked in any location that can be seen from the road, easement or across the front property line of the property where the future road/easement will be.
- D. No junk or piles of material such as metal, wood or plastics to be piled visible from the easement/road, front lot line, future easement at front lot line.
- E. 1 horse per acre allowed. No hogs, pigs, goats, cows, or swine.
- F. No barns to be constructed to be visible from the road, easement or "front property line" where the future road will be.

The following conditions are personal to the GRANTEES John Rich and Wendy Rich:

GRANTEES will be allowed to have one manufactured home on the property for no more than four years from the date of purchase or until their home is complete, whichever comes first.

GRANTEES will be allowed to use 30' along the eastern property line of the 50' wide strip of land along the eastern side of property to access their mobile home for no more than 4 years from purchase of property or until their home is complete, whichever comes first.

A handwritten signature in black ink, appearing to read "John Rich", written over the text of the third condition.

Handwritten initials in the bottom left corner, possibly "JR".

Real Estate Sales Validation Form

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

Grantor's Name Rodney Davis
Mailing Address P O Box 471
Chelsea, AL 35043

Grantee's Name John & Wendy Rich
Mailing Address P O Box 400
Chelsea, AL 35043

Property Address Vacant Land
Hwy 333
Shelby County, AL

Date of Sale _____
Total Purchase Price \$ 230,000.00
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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other - By JS Warranty Deed

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 12-6-2022

Print John Rich John Rich

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

☐ Unattested



20221206000442580 4/4 \$261.00
Shelby Cnty Judge of Probate, AL
12/06/2022 08:57:22 AM FILED/CERT

Form RT-1