

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

Send Tax Notice to:  
*Chester Wayne Harris*  
*47 Co Rd 85*  
*Crane Hill, AL 35053*

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

  
20221209000446680 1/3 \$304.00  
Shelby Cnty Judge of Probate, AL  
12/09/2022 09:49:16 AM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **TWO HUNDRED SEVENTY SIX DOLLARS AND ZERO CENTS (\$276,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Ann Johnson Hodgens, a single woman* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *Chester Wayne Harris* (herein referred to as *Grantee*), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

**Exhibit "A"-Legal Description**

**SUBJECT TO:**

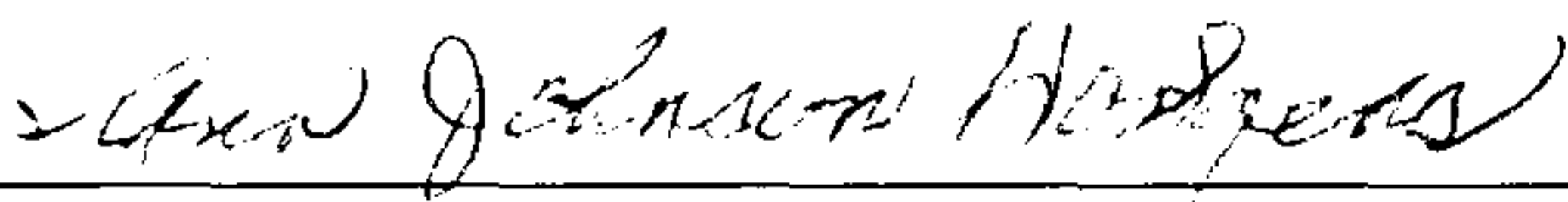
- 1. Ad valorem taxes due and payable October 1, 2022.
- 2. Easements, restrictions, rights of way, and permits of record

Grantor herein is one and the same as Ann Johnson Hunter, grantee in Inst #20060425000192420, 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.

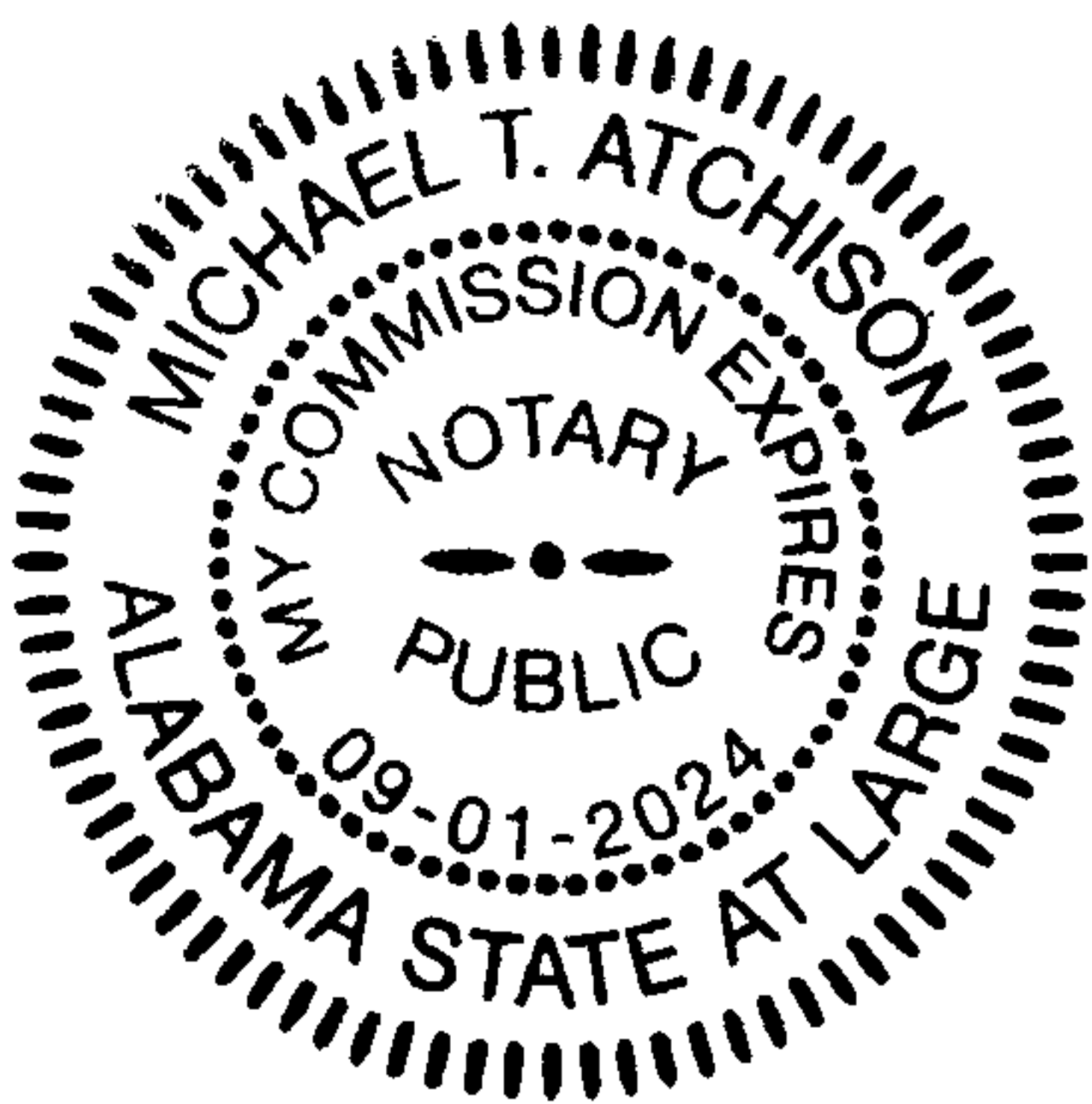
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 9<sup>th</sup> day of December, 2022.

  
**Ann Johnson Hodgens**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Ann Johnson Hodgens*, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9<sup>th</sup> day of December, 2022.



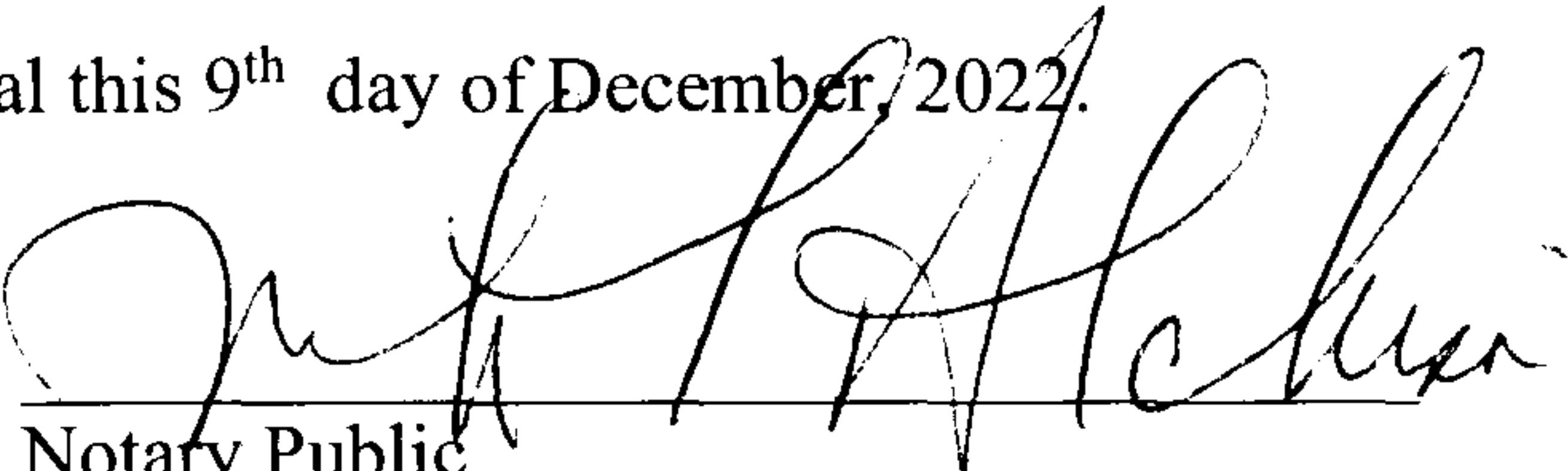
  
Notary Public  
My Commission Expires: 9-1-2024

Exhibit "A" – Legal Description

20221209000446680 2/3 \$304.00  
Shelby Cnty Judge of Probate, AL  
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Part of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 34, Township 19 South, Range 1 West, more particularly described as follows: Commence at the SW corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  section; thence run North along the west line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section for 420.00 feet to the point of beginning; thence continue North along the west line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section for 235.92 feet to the Northwest corner of the south half of said quarter-quarter section; thence 89 deg. 55 min. right and run Easterly along the North line of said South Half of said quarter-quarter section for 111.73 feet; thence 53 deg. 33 min. right and run southeasterly for 107.39 feet; thence 87 deg. 53 min. left and run Northeasterly for 153.15 feet to a point on the North line of said Half quarter-quarter section; said point being 302.00 feet East of the Northwest corner of said Half quarter-quarter section; thence 34 deg. 20 min. right and run East along the North line of said Half quarter-quarter section for 204.60 feet to a point on the westerly right of way line of a county road, said point being on a curve to the left; thence 101 deg. 59 min. right to the chord and run southerly along the arc of said curve for an arc distance of 243.50 feet and a chord distance of 241.00 feet; thence from said chord 77 deg. 55 min. right and run westerly for 456.91 feet to the point of beginning. Said parcel contains 2.36 acres, more or less, and being Parcel No.8, according to the survey of Joseph A. Miller, Jr., Registered Land Surveyor, dated July 8, 1966.

Mineral and mining rights excepted.



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## Real Estate Sales Validation Form

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

Grantor's Name Ann Johnson Hodgson  
Mailing Address 2430 Hwy 39  
Chelsea, AL 35043

Grantee's Name Chester Wayne Harris  
Mailing Address 47 Co Rd 85  
Crane Hill, AL 35051

Property Address  
2430 Hwy 39  
Chelsea AL 35043

Date of Sale 12-9-22  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 276,000.00

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

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 12-9-22

Print Ann Johnson Hodgson

Sign Ann Johnson Hodgson

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1