

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.**

*This Instrument was prepared by:*  
**Mike T. Atchison**  
P O Box 822  
Columbiana, AL 35051

*Send Tax Notice to:*  
**Rodney Yukon Shiflett**

*P.O. Box 204  
Columbiana, AL 35051*

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

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

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration **ONE DOLLAR AND NO/00 (\$1.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Rodney Yukon Shiflett, a single man (herein referred to as Grantor)** grant, bargain, sell and convey unto **Rodney Yukon Shiflett and Heather S. Farmer, as joint tenants with right of survivorship (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION**

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2023.
2. Easements, restrictions, rights of way, and permits of record.

**TO HAVE AND TO HOLD** Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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.

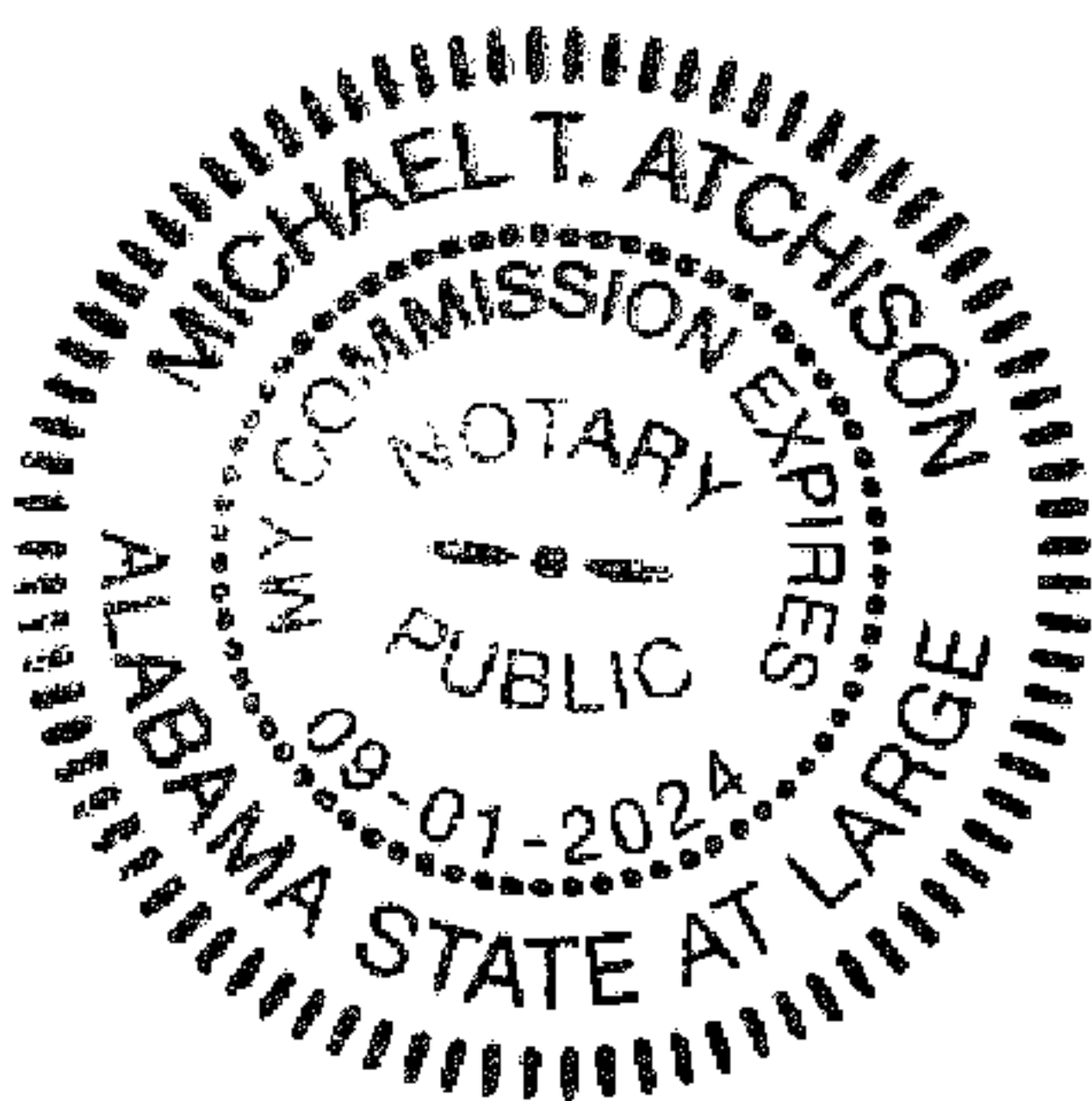
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 10th day of January, 2023.

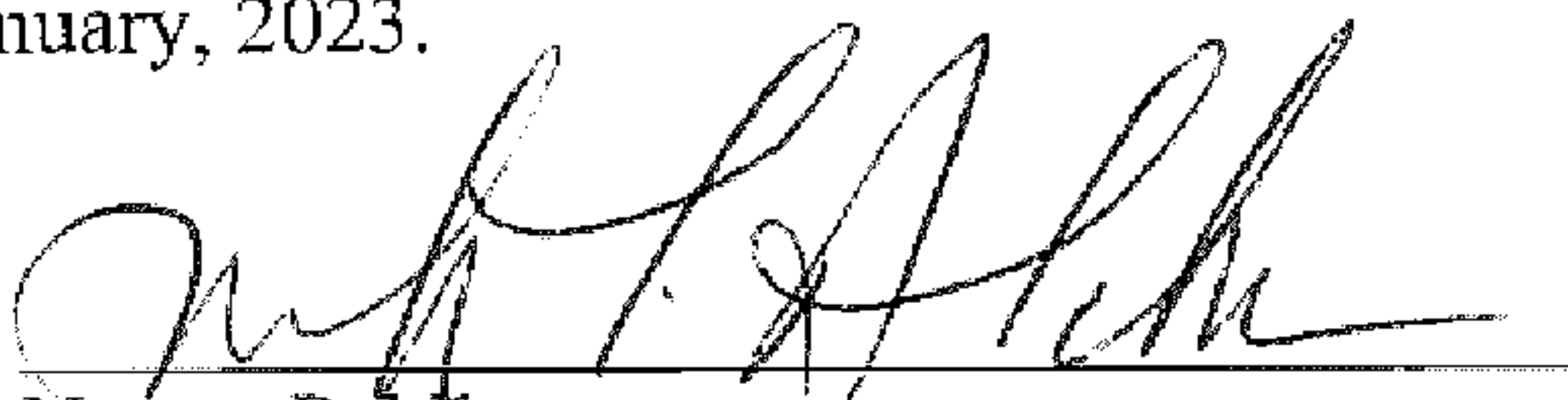
  
Rodney Yukon Shiflett

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

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Rodney Yukon Shiflett, 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 10th day of January, 2023.



  
Notary Public  
My Commission Expires: 9-1-24

**EXHIBIT A – LEGAL DESCRIPTION**

**Parcel# 20 8 34 0 000 011.000**

E 630' of N 420' of SE ¼ of NE ¼ Sec34 T21S R1E

Also being the same property as described in Real Book 281, Page 910, Probate Office Shelby County, Alabama, described as follows:

A part of the SE¼ of the NE¼ of Section 34, Township 21, Range 1 East, described as follows: Commence at the NE corner of said Quarter Quarter Section and run thence in a Southerly direction along the Eastern boundary thereof a distance of 420 feet to a point; thence turn to the right and run in a Westerly direction parallel with the Northern boundary of said Quarter Quarter Section a distance of 630 feet to a point; thence turn to the right and run in a Northerly direction parallel with the Eastern boundary of said Quarter Quarter Section a distance of 420 feet to a point on the Northern boundary of said Quarter Quarter Section; thence turn to the right and run in an Easterly direction along the Northern boundary of said Quarter Quarter Section a distance of 630 feet to point of beginning, containing six acres, more or less.

**Parcel# 20 8 34 0 000 012.001**

Commence at the northwest corner of the SE 1/4 of the NE 1/4 of Section 34, Township 21 South, Range 1 East, Shelby County, Alabama and run thence southerly along the west line of said quarter-quarter 381.64 feet to a point; thence turn 33 degrees 40 minutes 38 seconds left and run southeasterly a distance of 283.30 feet to a steel pin corner and the point of the beginning of the property being described; thence continue along last described course 210.00 feet to a steel pin corner; thence turn 90 degrees 00 minutes 00 seconds left and run northeasterly 210.00 feet to a steel pin corner; thence turn 90 degrees 00 minutes 00 seconds left and run northwesterly 210.00 feet to a steel pin corner; thence turn 90 degrees 00 minutes 00 seconds left and run southwesterly 210.00 feet to the point of beginning.

ALSO conveyed is a 30.0 foot wide access easement along an existing dirt surface driveway into this property, the centerline of which is described as follows:

Commence at the northwest corner of the SE 1/4 of the NE 1/4 of Section 34, Township 21 South, Range 1 East, Shelby County, Alabama and run thence southerly along the west line of said quarter-quarter 381.64 feet to a point; thence turn 33 degrees 40 minutes 38 seconds left and run southeasterly a distance of 493.30 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run northeasterly 50.0 feet to the point of beginning on the centerline of proposed access easement; thence turn 73 degrees 57 minutes 01 seconds right and run southeasterly 110.99 feet to a point; thence turn 20 degrees 10 minutes 34 seconds left and run 60.45 feet to a point; thence turn 02 degrees 47 minutes 13 seconds left and run 66.89 feet to a point; thence turn 10 degrees 55 minutes 50 seconds left and run 80.60 feet to a point; thence turn 43 degrees 43 minutes 09 seconds right and run 29.14 feet to a point; thence turn 43 degrees 13 minutes 11 seconds right and run 152.51 feet to a point; thence turn 13 degrees 48 minutes 21 seconds left and run 99.82 feet to a point; thence turn 22 degrees 56 minutes 14 seconds left and run 42.09 feet to a point; thence turn 22 degrees 12 minutes 39 seconds left and run 108.77 feet to a point; thence turn 18 degrees 42 minutes 55 seconds right and run 54.20 feet to a point; thence turn 21 degrees 52 minutes 04 seconds right and run southerly 49.87 feet to a point marking the intersection of the centerline of proposed easement with the northerly right of way line of Shelby County Highway #28 and the end of required easement. Easement being fifteen feet on either side of just described centerline.

According to the survey of Rodney Shiflett, dated April 24, 2001.

**Parcel# 20 8 34 0 000 012.000**

BEGIN at the NW Corner of the SE 1/4 of the NE 1/4 of Section 34, Township 21 South, Range 1 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S00°00'00"E, a distance of 1270.15'; thence S89°00'13"E, a distance of 659.52'; thence S00°42'56"E, a distance of 83.76' to a point on the Northerly R.O.W. line of Shelby County Highway 28; thence S85°35'12"E and along said R.O.W. line, a distance of 100.00'; thence N00°29'18"W and leaving said R.O.W. line, a distance of 167.71'; thence S89°00'17"E, a distance of 558.42'; thence N00°03'47"W, a distance of 765.53'; thence N89°40'19"W, a distance of 630.00'; thence N00°05'48"W, a distance of 420.00'; thence N89°40'19"W, a distance of 685.52' to the POINT OF BEGINNING.

Said Parcel containing 30.73 acres, more or less.

ALSO conveyed is a 30.0 foot wide access easement along an existing dirt surface driveway into this property, the centerline of which is described as follows:

Commence at the northwest corner of the SE 1/4 of the NE 1/4 of Section 34, Township 21 South, Range 1 East, Shelby County, Alabama and run thence southerly along the west line of said quarter-quarter 381.64 feet to a point; thence turn 33 degrees 40 minutes 38 seconds left and run southeasterly a distance of 493.30 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run northeasterly 50.0 feet to the point of beginning on the centerline of proposed access easement; thence turn 73 degrees 57 minutes 01 seconds right and run southeasterly 110.99 feet to a point; thence turn 20 degrees 10 minutes 34 seconds left and run 60.45 feet to a point; thence turn 02 degrees 47 minutes 13 seconds left and run 66.89 feet to a point; thence turn 10 degrees 55 minutes 50 seconds left and run 80.60 feet to a point; thence turn 43 degrees 43 minutes 09 seconds right and run 29.14 feet to a point; thence turn 43 degrees 13 minutes 11 seconds right and run 152.51 feet to a point; thence turn 13 degrees 48 minutes 21 seconds left and run 99.82 feet to a point; thence turn 22 degrees 56 minutes 14 seconds left and run 42.09 feet to a point; thence turn 22 degrees 12 minutes 39 seconds left and run 108.77 feet to a point; thence turn 18 degrees 42 minutes 55 seconds right and run 54.20 feet to a point; thence turn 21 degrees 52 minutes 04 seconds right and run southerly 49.87 feet to a point marking the intersection of the centerline of proposed easement with the northerly right of way line of Shelby County Highway #28 and the end of required easement. Easement being fifteen feet on either side of just described centerline.

According to the survey of Rodney Shiflett, dated April 24, 2001.

**LESS AND EXCEPT:**

Commence at the northwest corner of the SE 1/4 of the NE 1/4 of Section 34, Township 21 South, Range 1 East, Shelby County, Alabama and run thence southerly along the west line of said quarter-quarter 381.64 feet to a point; thence turn 33 degrees 40 minutes 38 seconds left and run southeasterly a distance of 283.30 feet to a steel pin corner and the point of the beginning of the property being described; thence continue along last described course 210.00 feet to a steel pin corner; thence turn 90 degrees 00 minutes 00 seconds left and run northeasterly 210.00 feet to a steel pin corner; thence turn 90 degrees 00 minutes 00 seconds left and run northwesterly 210.00 feet to a steel pin corner; thence turn 90 degrees 00 minutes 00 seconds left and run southwesterly 210.00 feet to the point of beginning.

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Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/10/2023 01:07:02 PM  
 \$206.00 JOANN  
 20230110000008270



*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 Rodney Yoken Shiflett  
 Mailing Address P.O. Box 204  
Columbiana, AL  
35051

Grantee's Name Rodney Yoken Shiflett  
 Mailing Address P.O. Box 204  
Columbiana, AL 35051

Property Address Heather Lane  
Columbiana, AL  
35051

Date of Sale 1-10-23  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 350,000.00

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

1/2 tax value = 175,000.00

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 1-10-23

Print

Rodney Yoken Shiflett

Unattested

Sign

Rodney Yoken Shiflett  
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)