



20230215000040150 1/4 \$35.00
Shelby Cnty Judge of Probate, AL
02/15/2023 09:45:23 AM FILED/CERT

SEND TAX NOTICE TO:

Gary Wayne Walton

2387 Hwy 32

Columbiana, AL 35051

THIS INSTRUMENT WAS PREPARED BY
ELLIS, HEAD, OWENS, JUSTICE & ARNOLD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) and division of estate lands to the undersigned Grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, we, **Gary Wayne Walton** and wife, **Lynn Bowen Walton**, **William Davis** and wife, **Diane Davis**, and **Reagan Redwine**, an unmarried woman, (herein referred to as Grantors) do grant, bargain, sell, and convey unto **Gary Wayne Walton** (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as if fully set out herein, which said Exhibit "A" is signed by one of the Grantors named herein for identification purposes.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set our hand(s) and seal(s) this 13 day of February, 2023.

Gary Wayne Walton (SEAL)
Gary Wayne Walton

Lynn Bowen Walton (SEAL)
Lynn Bowen Walton

William Davis (SEAL)
William Davis

Diane Davis (SEAL)
Diane Davis

Reagan Redwine (SEAL)
Reagan Redwine



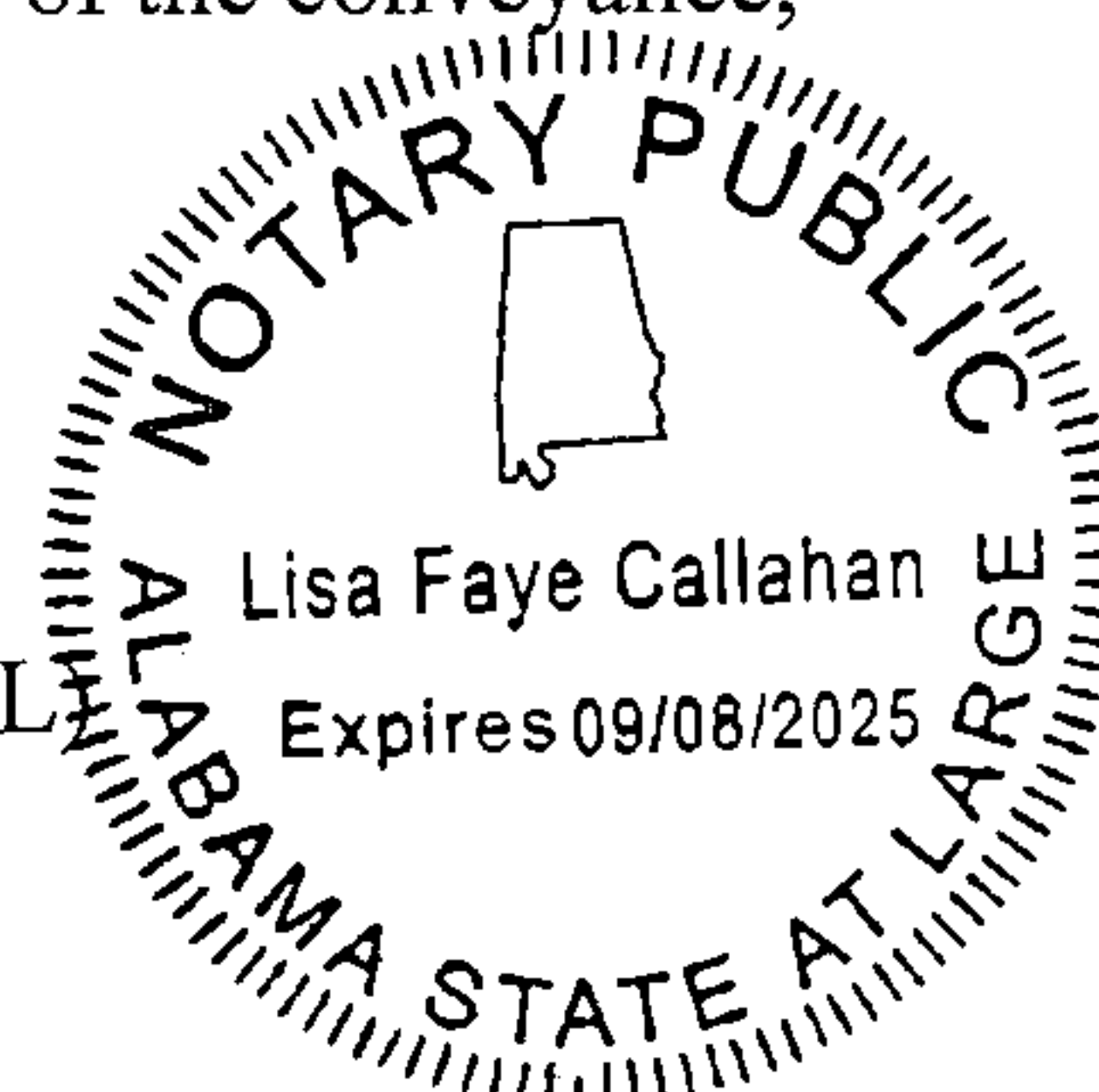
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STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Gary Wayne Walton**, a married man, 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 13 day of February, 2023.

Lisa Callahan (SEAL)
Notary Public

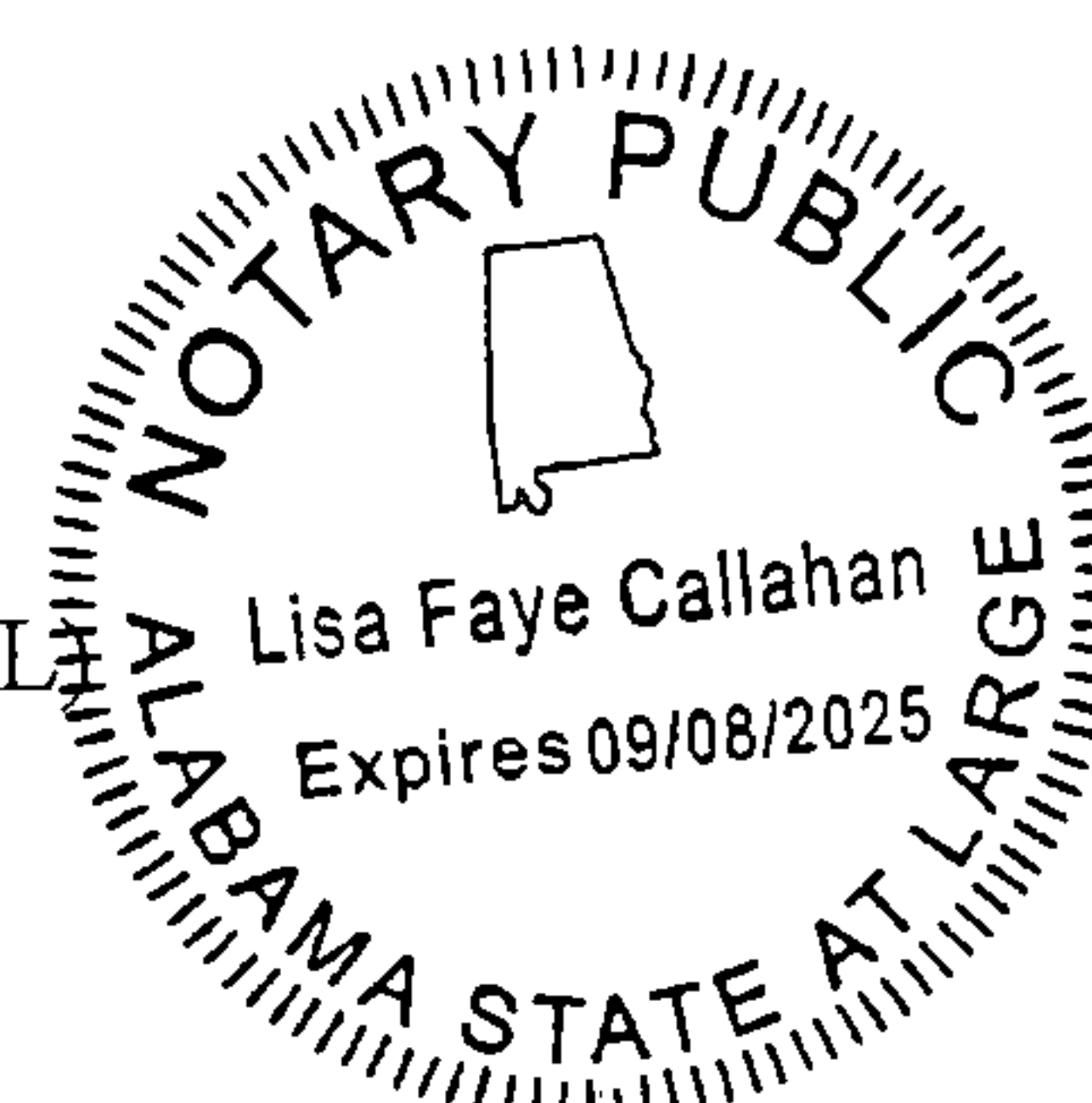


STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Lynn Bowen Walton**, a married woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of February, 2023.

Lisa Callahan (SEAL)
Notary Public

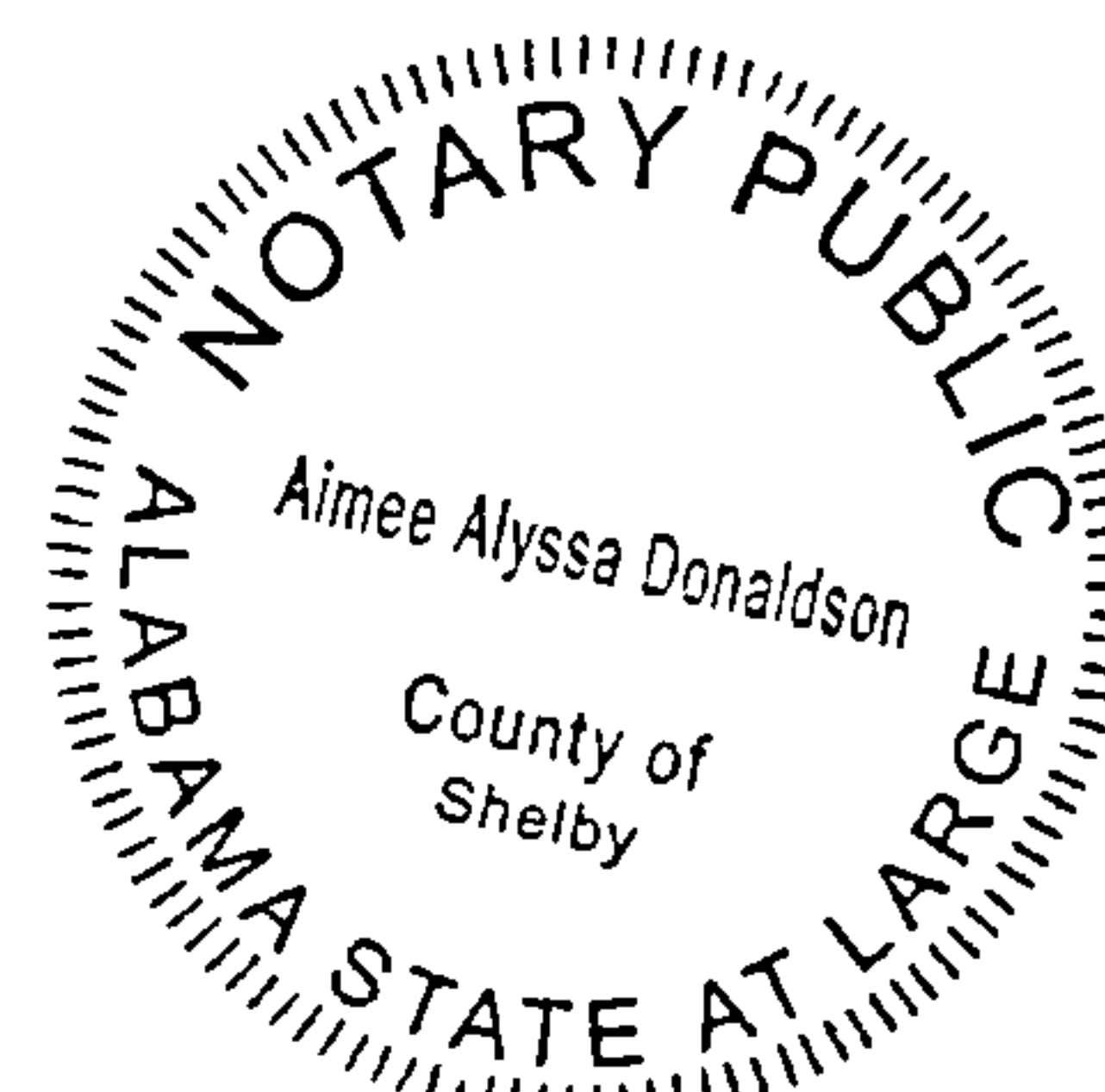


STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **William Davis**, a married man, 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 14th day of February, 2023.

Aimee Donaldson (SEAL)
Notary Public

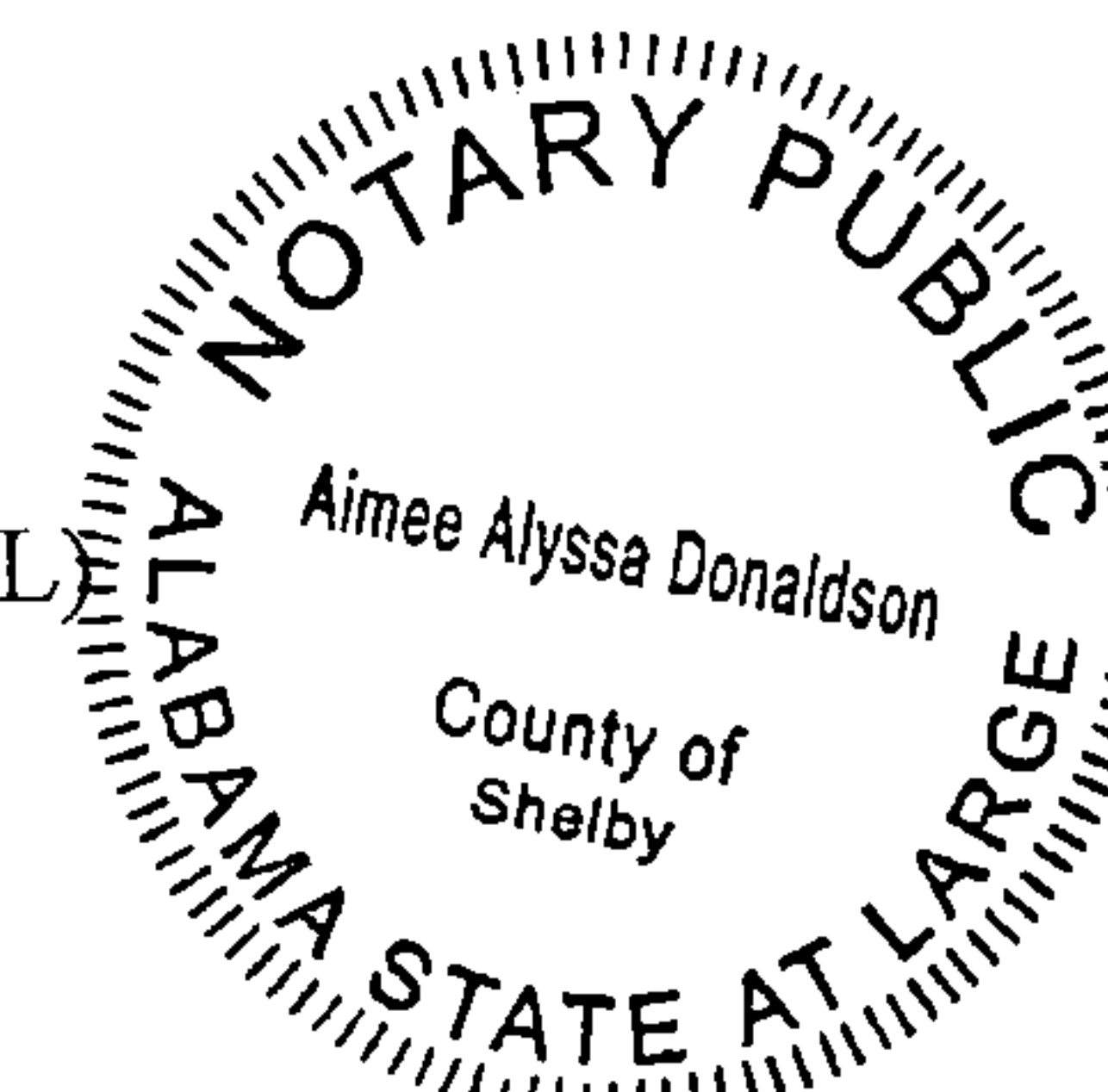


STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Diane Davis**, a married woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of February, 2023.

Aimee Donaldson (SEAL)
Notary Public

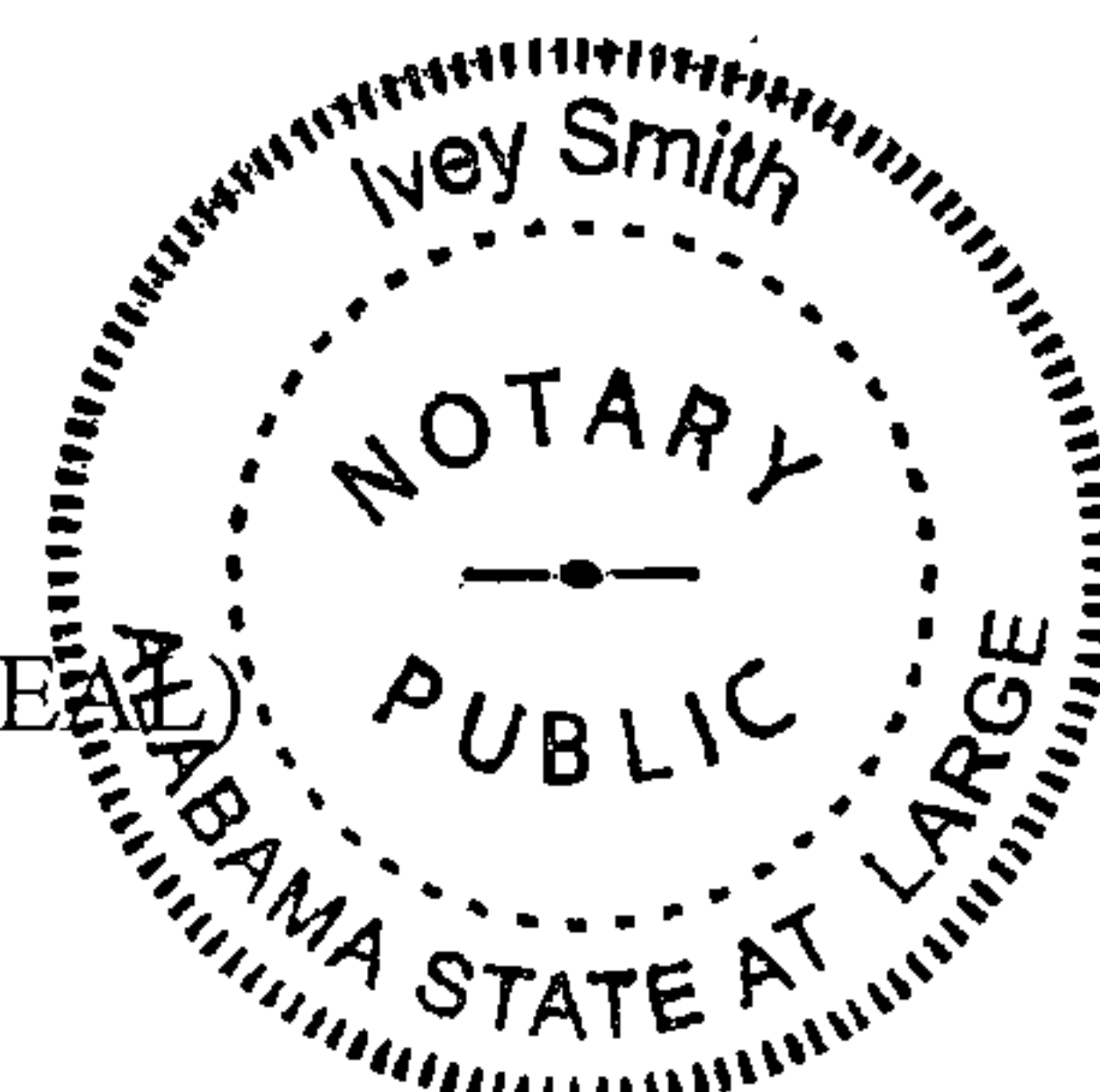


STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Reagan Redwine**, an unmarried woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of February, 2023.

Ivey Smith (SEAL)
Notary Public





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Exhibit "A"

Lot 1A

A parcel of land, lying in the Southwest 1/4 of the Northwest 1/4 of Section 6, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

BEGIN at a 1/2" capped rebar found and locally accepted to be the Northwest corner of said 1/4-1/4 section; thence North 89 degrees 56 minutes 06 seconds West along the North line of said 1/4-1/4 section for a distance of 410.37 feet to a 1/2" capped rebar found stamped "RCFACA" on the Southwest right of way margin of Old Messer Road (60' wide right of way), said point being on a curve to the left, having a radius of 341.51 feet, a chord bearing of South 09 degrees 01 minutes 45 seconds East and a chord length of 116.42 feet; thence along the arc of said curve for a distance of 116.99 feet to a 1/2" rebar found; thence continuing along said right of way, the following eight (8) calls: South 18 degrees 42 minutes 03 seconds East for a distance of 222.66 feet to a 1/2" capped rebar found stamped "RCFACA", said point being on a curve to the left, having a radius of 224.18 feet, a chord bearing of South 36 degrees 36 minutes 11 seconds East and a chord length of 137.35 feet; thence along the arc of said curve for a distance of 139.59 feet to a 1/2" capped rebar found stamped "RCFACA"; thence South 55 degrees 45 minutes 08 seconds East for a distance of 55.17 feet to a 1/2" capped rebar found stamped "RCFACA" at a point on a curve to the left, having a radius of 330.00 feet, a chord bearing of South 69 degrees 42 minutes 47 seconds East and a chord length of 158.70 feet; thence along the arc of said curve for a distance of 160.27 feet to a 1/2" capped rebar found stamped "RCFACA"; thence South 83 degrees 27 minutes 58 seconds East for a distance of 146.72 feet to a 1/2" capped rebar found stamped "RCFACA"; thence South 77 degrees 48 minutes 59 seconds East for a distance of 213.57 feet to a 1/2" capped rebar found stamped "RCFACA" at a point on a curve to the left, having a radius of 230.00 feet, a chord bearing of North 80 degrees 09 minutes 23 seconds East and a chord length of 172.08 feet; thence along the arc of said curve for a distance of 176.36 feet to a 1/2" capped rebar found stamped "RCFACA"; thence North 59 degrees 37 minutes 16 seconds East for a distance of 123.53 feet to a 1/2" rebar found; thence leaving said right of way, South 00 degrees 09 minutes 22 seconds West for a distance of 587.33 feet to a 1/2" capped rebar found stamped "RCFACA" on the West right of way margin of Shelby County Highway No. 32 (80' wide right of way); thence South 45 degrees 10 minutes 49 seconds West along said right of way for a distance of 52.07 feet to an iron pin stamped "Clinkscals" set at a point on a curve to the left, having a radius of 468.68 feet, a chord bearing of South 35 degrees 40 minutes 38 seconds West and a chord length of 155.26 feet; thence along the arc of said curve, continuing along said right of way, for a distance of 155.98 feet to a 1/2" capped rebar found stamped "RCFACA"; thence leaving said right of way, North 81 degrees 07 minutes 23 seconds West for a distance of 420.00 feet to an iron pin set stamped "Clinkscals"; thence South 24 degrees 29 minutes 01 seconds West for a distance of 106.81 feet to a 1/2" rebar found; thence North 65 degrees 46 minutes 44 seconds East for a distance of 241.10 feet to an iron pin set stamped "Clinkscals"; thence North 88 degrees 34 minutes 56 seconds East for a distance of 595.20 feet to an iron pin stamped "Clinkscals" set on the West line of said 1/4-1/4 section; thence North 00 degrees 07 minutes 28 seconds West along said West line for a distance of 755.71 feet to a 1" open top pipe found; thence North 00 degrees 18 minutes 20 seconds West, continuing along said West line for a distance of 405.76 feet to the **POINT OF BEGINNING**. Containing 27.03 acres, more or less.

SIGNED FOR IDENTIFICATION:

One of the Grantors named in this conveyance

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, S

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Grantor's Name Gary & Lynn Walton Grantee's Name Gary Wayne Walton
Mailing Address 2387 Hwy 32, Columbiana, AL 35051 Mailing Address 2387 Hwy 32
William & Diane Davis
2245 Hwy 32, Columbiana, AL 35051
Reagan Redwine
2247 Hwy 32, Columbiana, AL 35051 Columbiana, AL 35051

Property Address 2387 Hwy 32 Date of Sale 02- -2023
Columbiana, AL 35051 Total Purchase Price \$ N/A -- division of estate
lands
or
Actual Value \$
or
Assessor's Market Value \$ 179,140 PER WILL

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 Resurvey of the Elvis Walton Family Subdivisi
☐ Closing Statement / division of estate lands

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 02-14-2023

Print Gary Wayne Walton

Unattested

(verified by)

Sign

Gary Wayne Walton
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1