

SEND TAX NOTICE TO:

Reagan Redwine

2247 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 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**, (herein referred to as Grantors) do grant, bargain, sell, and convey unto **Reagan Redwine** (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.

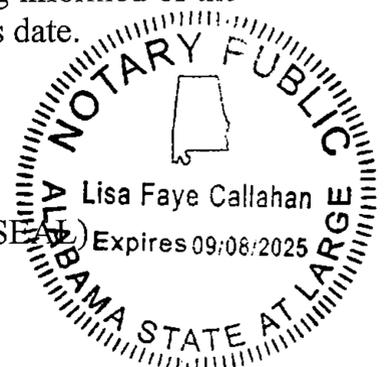
*Gary Wayne Walton* (SEAL)  
Gary Wayne Walton  
*Lynn Bowen Walton* (SEAL)  
Lynn Bowen Walton

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** and wife, **Lynn Bowen Walton**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they 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





20230215000040160 2/3 \$29.00  
 Shelby Cnty Judge of Probate, AL  
 02/15/2023 09:45:24 AM FILED/CERT

# Exhibit "A"

**Lot 1B**

A parcel of land, lying in the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 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 Southwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 6; thence North 00 degrees 07 minutes 28 seconds West along the West line of said 1/4-1/4 section for a distance of 166.19 feet to an iron pin set stamped "Clinkscales"; thence leaving said West line, South 88 degrees 34 minutes 56 seconds East for a distance of 595.20 feet to an iron pin set stamped "Clinkscales"; thence South 24 degrees 31 minutes 35 seconds West for a distance of 180.68 feet to an iron pin set stamped "Clinkscales"; thence South 65 degrees 43 minutes 37 seconds East for a distance of 241.10 feet to a 1/2" capped rebar found stamped "RCFACA"; thence South 72 degrees 46 minutes 08 seconds East for a distance of 118.97 feet to an iron pin set stamped "Clinkscales", said point being on a curve to the left, having a radius of 381.32 feet, a chord bearing of South 58 degrees 40 minutes 47 seconds West and a chord length of 212.91 feet; thence along the arc of said curve for a distance of 215.78 feet to an iron pin set stamped "Clinkscales"; thence South 44 degrees 31 minutes 07 seconds West for a distance of 163.29 feet to an iron pin set stamped "Clinkscales" at a point on a curve to the left, having a radius of 78.43 feet; a chord bearing of South 6 degrees 32 minutes 09 seconds West and a chord length of 96.54 feet; thence along the arc of said curve for a distance of 103.99 feet to an iron pin set stamped "Clinkscales"; thence South 40 degrees 04 minutes 17 seconds East for a distance of 147.03 feet to an iron pin set stamped "Clinkscales"; thence South 40 degrees 10 minutes 34 seconds East for a distance of 151.56 feet to an iron pin set stamped "Clinkscales" at a point on a curve to the left, having a radius of 71.19 feet; a chord bearing of South 38 degrees 36 minutes 51 seconds East and a chord length of 26.83 feet; thence along the arc of said curve for a distance of 27.00 feet to an iron pin set stamped "Clinkscales" at a point of a non-tangent compound curve to the left, having a radius of 742.92 feet; a chord bearing of South 55 degrees 32 minutes 08 seconds East and a chord length of 156.81 feet; thence along the arc of said curve for a distance of 157.10 feet to an iron pin set stamped "Clinkscales"; thence South 61 degrees 35 minutes 37 seconds East for a distance of 94.53 feet to an iron pin stamped "Clinkscales" set on the West right of way margin of Shelby County Highway No. 32 (80' wide right of way), said point being on a curve to the left, having a radius of 840.00 feet, a chord bearing of South 10 degrees 41 minutes 17 seconds West and a chord length of 135.37 feet; thence along the arc of said curve and along said right of way for a distance of 135.52 feet to an iron pin set stamped "Clinkscales"; thence continuing along said right of way, South 06 degrees 49 minutes 20 seconds West for a distance of 86.38 feet to an iron pin set stamped "Clinkscales"; thence leaving said right of way, South 89 degrees 56 minutes 28 seconds West for a distance of 174.57 feet to a 1/2" rebar found; thence North 78 degrees 38 minutes 45 seconds West for a distance of 772.76 feet to a 1/2" rebar found on the West line of the Northwest 1/4 of the Southwest 1/4 of said Section 6; thence North 00 degrees 00 minutes 58 seconds East along said West line for a distance of 920.10 feet to the **POINT OF BEGINNING**. Containing 17.28 acres, more or less.

**LESS & EXCEPT** that portion of the above described property known as Lot 2, Elvis Walton Family Subdivision, as recorded in Map Book 38, Page 13, in the Probate Office of said Shelby County.

SIGNED FOR IDENTIFICATION:

One of the Grantors named in this conveyance

**Real Estate Sales Validation Form**

20230215000040160 3/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
02/15/2023 09:45:24 AM FILED/CERT

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

Grantor's Name Gary & Lynn Walton  
Mailing Address 2387 Hwy 32  
Columbiana, AL 35051

Grantee's Name Reagan Redwine  
Mailing Address 2247 Hwy 32  
Columbiana, AL 35051

Property Address 2247 Hwy 32  
Columbiana, AL 35051

Date of Sale 02- -2023

Total Purchase Price \$N/A -- division of estate  
or  
lands

Actual Value \$

or  
Assessor's Market Value \$ 212490 PER A/C

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 Resurvey of Elvis Walton Family Suvdivision / 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 W. Walton  
(Grantor/Grantee/Owner/Agent) circle one