



20230215000040180 1/4 \$33.00
Shelby Cnty Judge of Probate, AL
02/15/2023 09:45:26 AM FILED/CERT

SEND TAX NOTICE TO:

Bronson and Kacey Moore

2249 Hwy 32

Columbiana, AL 35051

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

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**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 GRANTEES herein, the receipt whereof is hereby acknowledged, we, **Gary Wayne Walton** and wife, **Lynn Bowen Walton**, and **Reagan Redwine**, an unmarried woman, (herein referred to as Grantors) do grant, bargain, sell, and convey unto **Bronson Moore** and wife, **Kacey Moore** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

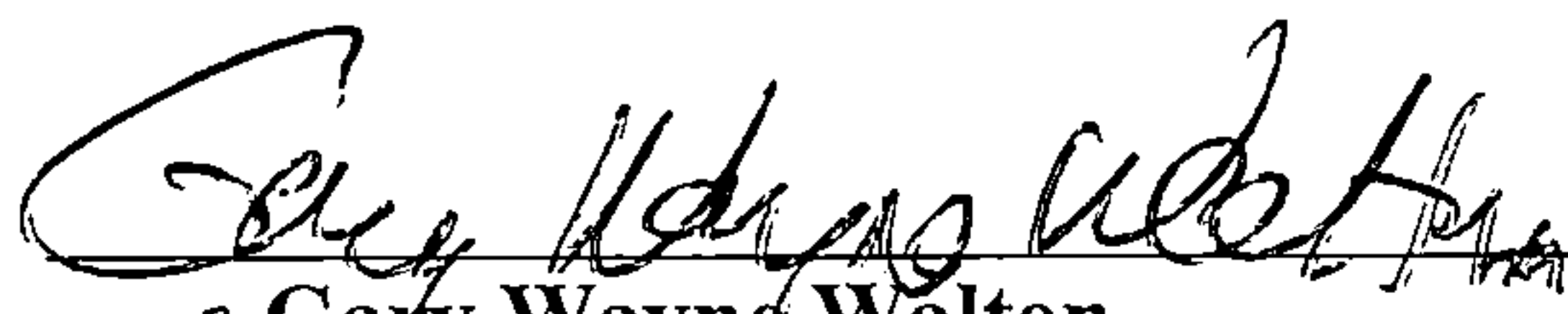
Property described on Exhibit "A" attached hereto and made part and parcel hereof as if fully set out herein, which said Exhibit "A" is signed by one of the Grantors named herein for identification purposes.

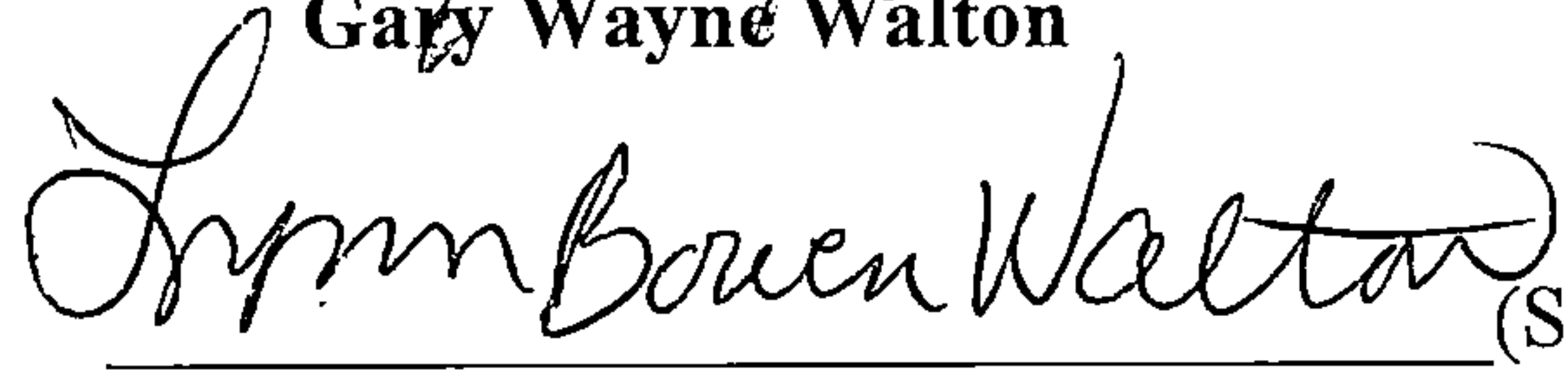
(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

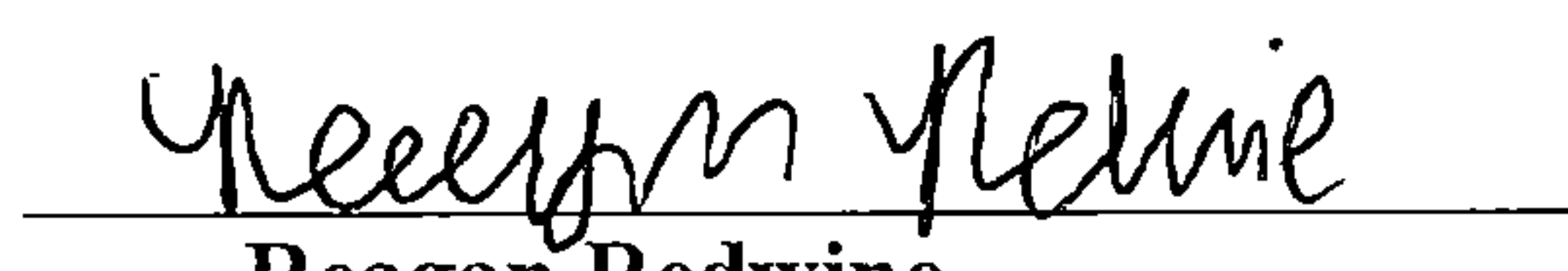
TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are am 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 13 day of February, 2023.

 (SEAL)
Gary Wayne Walton

 (SEAL)
Lynn Bowen Walton

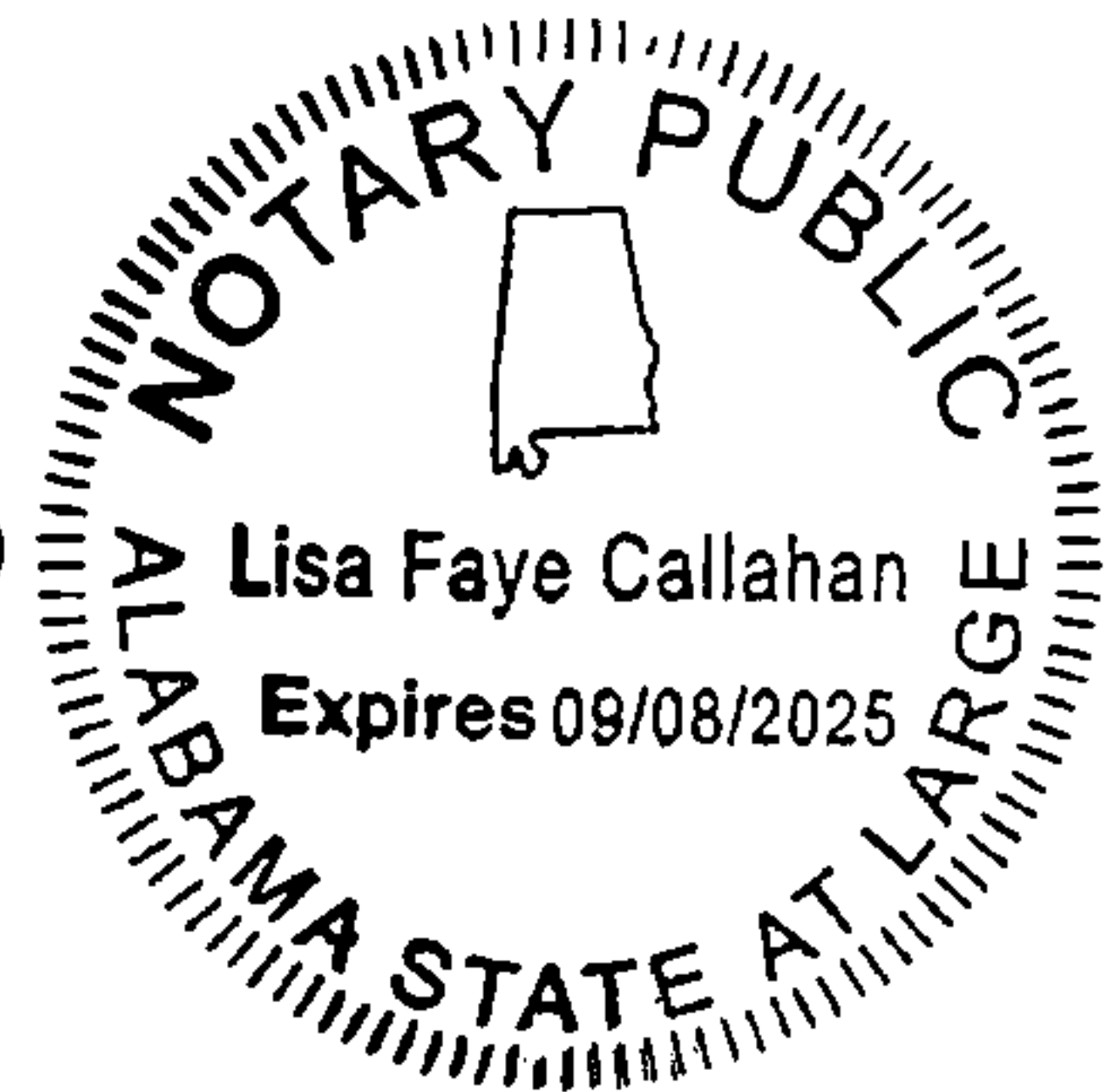
 (SEAL)
Reagan Redwine

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

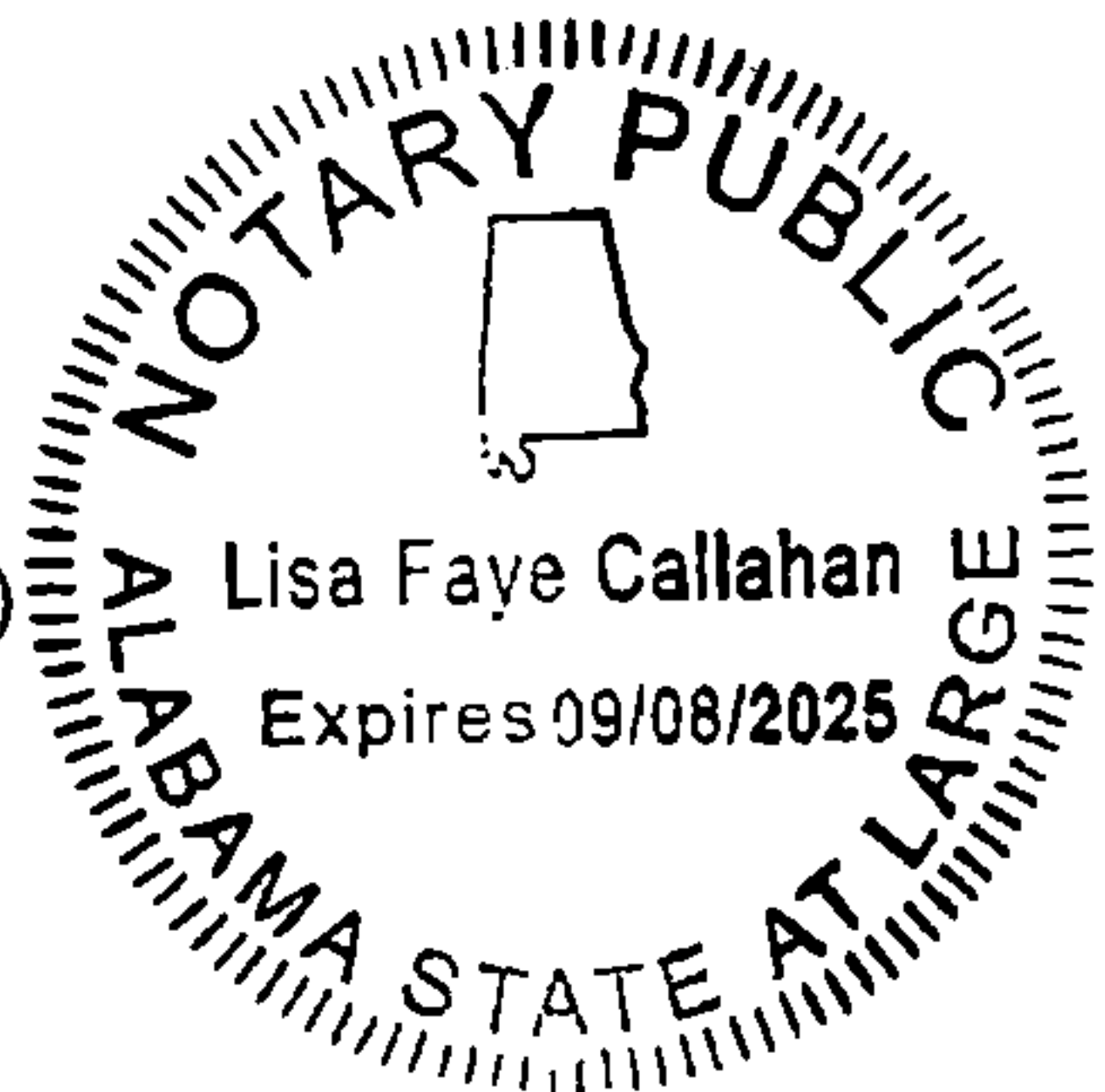


STATE OF ALABAMA
SHELBY COUNTY

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

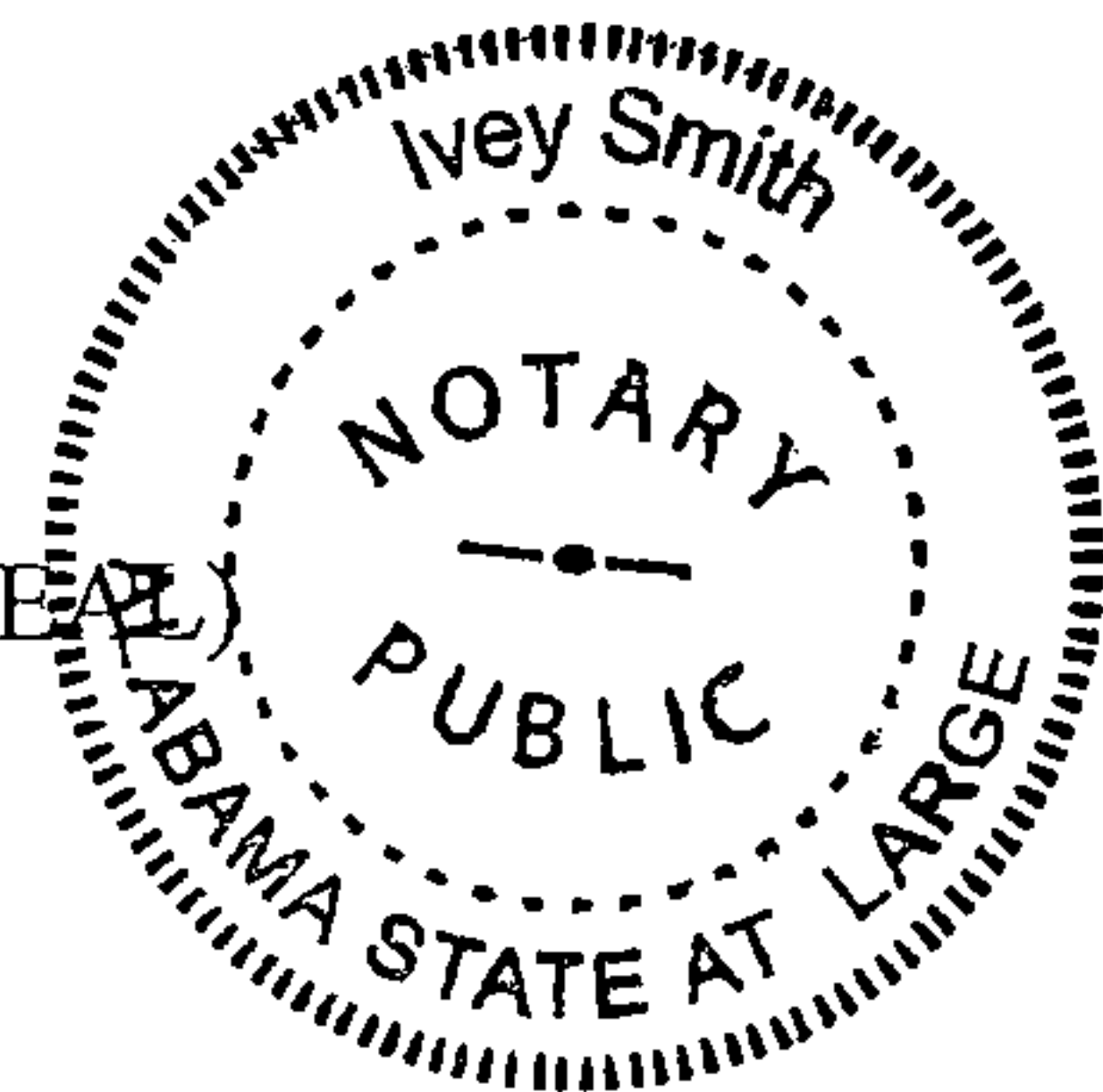


STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **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





20230215000040180 3/4 \$33.00
Shelby Cnty Judge of Probate, AL
02/15/2023 09:45:26 AM FILED/CERT

Exhibit "A"

Lot 1D

A parcel of land, lying in 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:

COMMENCE 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 "Clinkscals"; 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 "Clinkscals"; thence South 24 degrees 31 minutes 35 seconds West for a distance of 180.68 feet to an iron pin set stamped "Clinkscals"; 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 "Clinkscals" and the **POINT OF BEGINNING** of the land herein described; thence South 72 degrees 46 minutes 08 seconds East for a distance of 331.03 feet to an iron pin stamped "Clinkscals" 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 right, having a radius of 8845.53 feet, a chord bearing of South 18 degrees 01 minutes 58 seconds West and a chord length of 230.23 feet; thence along the arc of said curve and along said right of way for a distance of 230.24 feet to an iron pin set stamped "Clinkscals"; thence South 18 degrees 46 minutes 42 seconds West continuing along said right of way for a distance of 364.11 feet to a capped rebar found stamped "EDG" at a point on a curve to the left, having a radius of 840.00 feet, a chord bearing of South 16 degrees 53 minutes 19 seconds West and a chord length of 46.28 feet; thence along the arc of said curve, continuing along said right of way, for a distance of 46.29 feet to an iron pin set stamped "Clinkscals"; thence leaving said right of way, North 61 degrees 35 minutes 37 seconds West for a distance of 94.53 feet to an iron pin set stamped "Clinkscals" at a point on a curve to the right, having a radius of 742.92 feet, a chord bearing of North 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 "Clinkscals" at a point of non-tangent compound curve to the right, having a radius of 71.19 feet, a chord bearing of North 38 degrees 36 minutes 51 seconds West 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 "Clinkscals"; thence North 40 degrees 10 minutes 34 seconds West for a distance of 151.56 feet to an iron pin set stamped "Clinkscals"; thence North 40 degrees 04 minutes 17 seconds West for a distance of 147.03 feet to an iron pin set stamped "Clinkscals" at a point on a curve to the right, having a radius of 78.43 feet, a chord bearing of North 06 degrees 32 minutes 09 seconds East 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 "Clinkscals"; thence North 44 degrees 31 minutes 07 seconds East for a distance of 163.29 feet to an iron pin set stamped "Clinkscals" at a point on a curve to the right, having a radius of 381.32 feet, a chord bearing of North 58 degrees 40 minutes 47 seconds East and a chord length of 212.91 feet; thence along the arc of said curve for a distance of 215.78 feet to the **POINT OF BEGINNING**. Containing 6.14 acres, more or less.

SIGNED FOR IDENTIFICATION:

One of the Grantors named in this conveyance

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

Grantor's Name	<u>Gary & Lynn Walton</u>	Grantee's Name	<u>Bronson & Kacey Moore</u>
Mailing Address	<u>2387 Hwy 32, Columbiana, AL 35051</u>	Mailing Address	<u>2249 Hwy 32</u>
	<u>Reagan Redwine</u>		<u>Columbiana, AL 35051</u>
	<u>2247 Hwy 32, Columbiana, AL 35051</u>		
Property Address	<u>2249 Hwy 32</u>	Date of Sale	<u>02- -2023</u>
	<u>Columbiana, AL 35051</u>	Total Purchase Price	<u>\$ N/A -- division of estate</u>
		or	<u>lands</u>
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$ 110,240 per will</u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u> </u> Sales Contract	<u> </u> X Other Resurvey of Elvis Walton Family Subdivision
<u> </u> Closing Statement	<u> </u> / 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- -2023

Print Gary Wayne Walton

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1