

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

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

*Send Tax Notice to:*  
**Jeremy Craig Wallace**  
**2610 Mooney Road, Hwy 78**  
**Columbiana AL 35051**

**WARRANTY DEED**

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

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SIXTY FIVE THOUSAND DOLLAR AND ZERO CENTS (\$65,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Charles Tidmore and wife, Joyce Tidmore*** (herein referred to as *Grantors*), grant, bargain, sell and convey unto, ***Jeremy Craig Wallace and Dasha Cotton Wallace*** (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION**

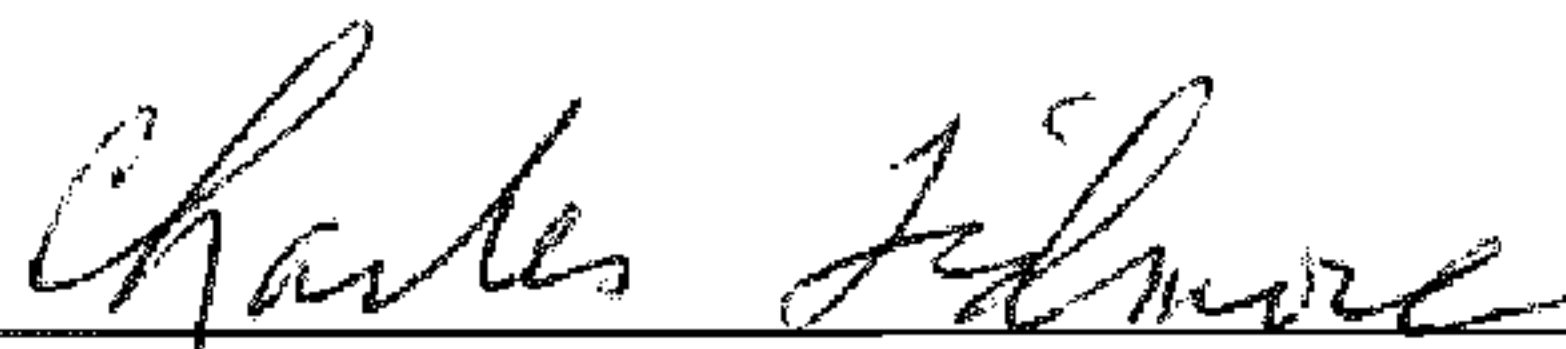
**SUBJECT TO:**

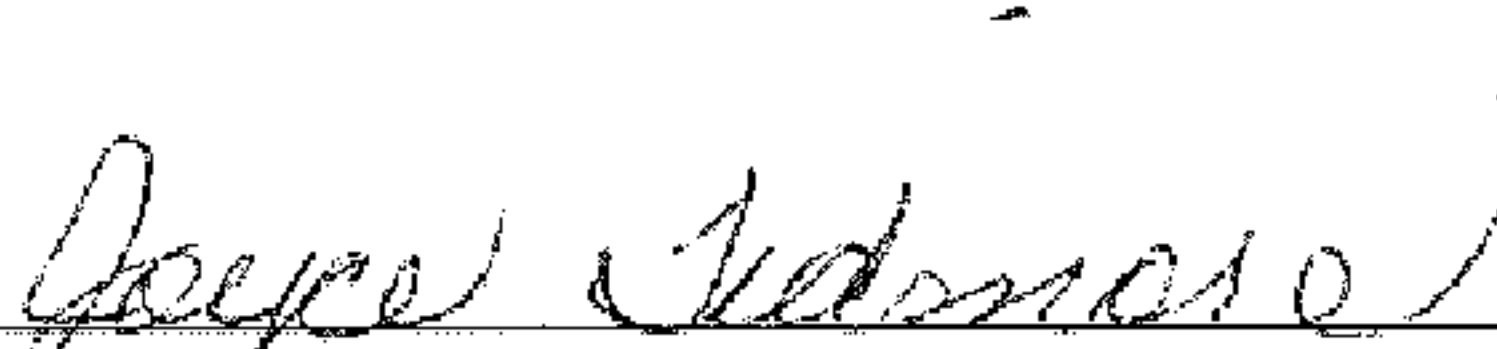
- 1. Ad valorem taxes due and payable October 1, 2023.
- 2. Easements, restrictions, rights of way, and permits of record

**TO HAVE AND TO HOLD** 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 21<sup>st</sup> day of March, 2023.

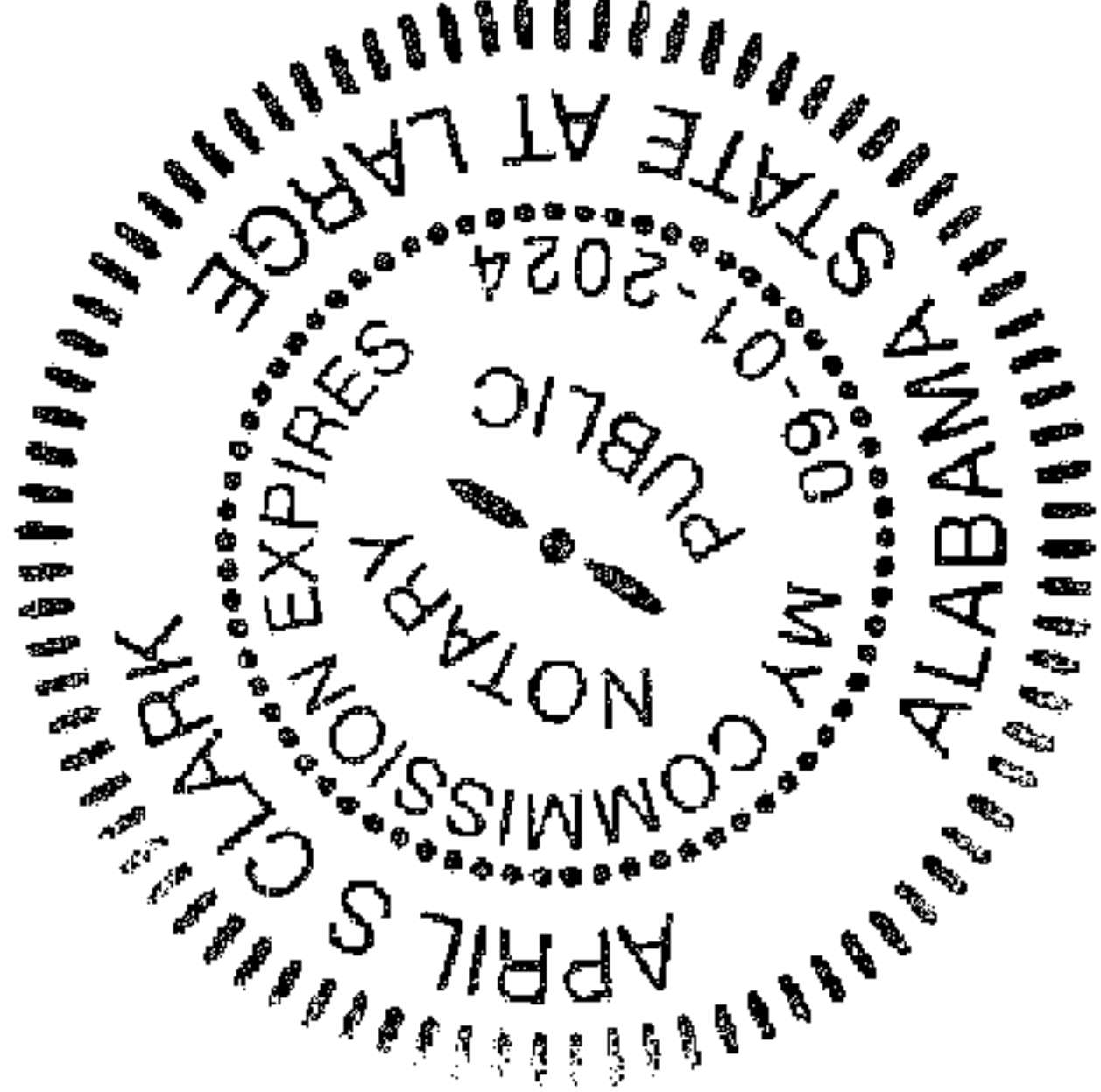
  
\_\_\_\_\_  
**Charles Tidmore**

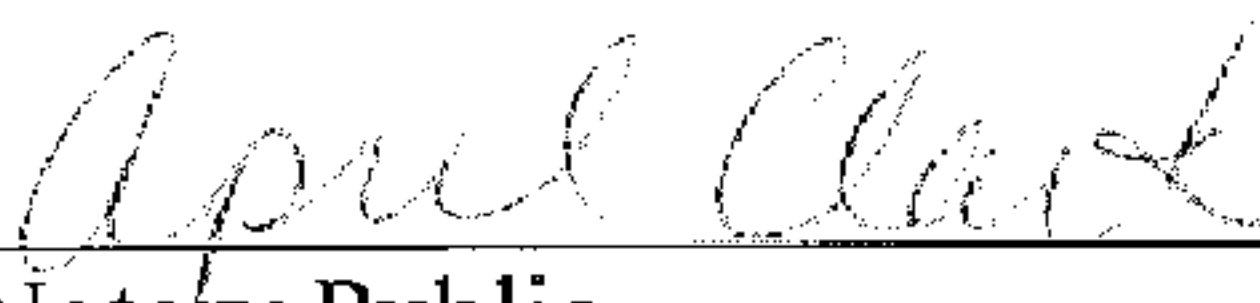
  
\_\_\_\_\_  
**Joyce Tidmore**

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

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Charles Tidmore and Joyce Tidmore***, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of March, 2023.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires *9-1-2024*

A parcel of land in the Southwest Quarter of the Southeast Quarter of Section 32, Township 21 South, Range 1 East, being more particularly described as follows:

Commencing at the Northeast corner of the Southwest quarter of the Southeast quarter of said Section 32; thence North 89 degrees 46 minutes 29 seconds East along the North line of said sixteenth section, a distance of 180.97 feet to a point; thence South 00 degrees 24 minutes 52 seconds east, a distance of 30.91 feet to a 5/8" rebar, found on the intersection of the South right of way of County Highway No. 78 and the West right of way of County Highway No. 61; thence South 88 degrees 22 minutes 27 seconds West, along the South right of way of County Highway No. 61, a distance of 378.84 feet to a 1/2" rebar, set at the point of beginning; thence South 88 degrees 22 minutes 27 seconds West along the South right of way of County Highway No. 61, a distance of 176.15 feet to a 5/8" rebar, found with a cap stamped "G. Ray"; thence South 00 degrees 42 minutes 17 seconds West, a distance of 127.61 feet to a 1/2" rebar set; thence South 88 degrees 40 minutes 37 seconds East, a distance of 179.09 feet to a 1/2" rebar, set; thence North 01 degree 53 minutes 50 seconds West, a distance of 136.81 feet to the point of beginning. Situated in Shelby County, Alabama.

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Charles Tidmore  
 Mailing Address 205 Alston Farm Rd  
Columbiana AL  
35051

Grantee's Name Jeremy Craig Wallace  
 Mailing Address 2610 Mooney Road Hwy 78  
Columbiana AL 35051

Property Address 2610 Mooney Rd  
Columbiana AL  
35051

Date of Sale 3/21/2023  
 Total Purchase Price \$ 65,000.00  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ \_\_\_\_\_

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 \_\_\_\_\_

Print Charles Tidmore

Sign

Charles Tidmore

Unattested

(verified by)



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/21/2023 11:28:01 AM  
 \$93.00 BRITTANI  
 20230321000077610

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**

*Allen S. Byrd*