



2023040600096450 1/3 \$122.50
Shelby Cnty Judge of Probate, AL
04/06/2023 11:05:08 AM FILED/CERT

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
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 and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Karl R. Hedrick, Sr., aka Karl Randall Hedrick, Sr. and Mary Hedrick, aka Mary R. Hedrick and Mary B. Hedrick, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Karl Randall Hedrick, Sr., Mary B. Hedrick, and Susan R. Goodwin (herein referred to as GRANTEES) for and during their joint lives and upon the death of any one of them to the survivors for and during their joint lives, and upon the death of either of the survivors, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Parcel 1 - Commence at the Northwest corner of the Southeast Quarter of the Southwest Quarter of Section 6, Township 21 South, Range 1 East; thence run South along a fence line for 398.79 feet; thence run an angle of 88 degrees 36 minutes 51 seconds to the left and run along a fence line for 1300.40 feet to the West right of way line of Shelby County Highway No. 49; thence turn an angle of 91 degrees 01 minutes 31 seconds to the left and run along said highway right of way line for 194.50 feet to the point of beginning; thence turn an angle of 89 degrees 59 minutes 42 seconds to the left and run 464.02 feet; thence turn an angle of 90 degrees 47 minutes 51 seconds to the right and run 288.28 feet; thence turn an angle of 90 degrees 04 minutes 28 seconds to the right and run 460.03 feet to the West right of way line of Shelby County Highway No. 49; thence turn an angle of 89 degrees 07 minutes 24 seconds to the right and run along said road right of way line for 281.25 feet to the point of beginning.

Parcel 2 - Commence at the point of intersection of the North line of the NW ¼ of the SE ¼ of Section 6, Township 21 South, Range 1 East, with the East right-of-way line of Shelby County Highway No. 49, which point is 56.00 feet, more or less, East of the Northwest corner of the NW ¼ the SE ¼, thence run South along the East right of way line of said highway a distance of 180.89 feet to the point of beginning; thence continue South, along the East R/W line of said Highway, a distance of 210.00 feet; thence turn an angle of 90 deg. 00 min to the left, and run East a distance of 210.00 feet; thence turn an angle of 90 deg. 00 min. to the left and run North, a

Shelby County, AL 04/06/2023
State of Alabama
Deed Tax:\$90.50



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distance of 210.00 feet; thence turn an angle of 90 deg. 00 min. to the left and run West, a distance of 210.00 feet to the point of beginning. Situated in the NW ¼ of the SE ¼, Section 6, Township 21 South, Range 1 East, Shelby County, Alabama.

Subject to covenants, restrictions, conditions, easements, rights of way, and encumbrances of record.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of any one of them to the survivors for and during their joint lives, and upon the death of either of the survivors, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this 15th day of December, 2022.

Karl R. Hedrick, Sr.
Karl R. Hedrick, Sr.

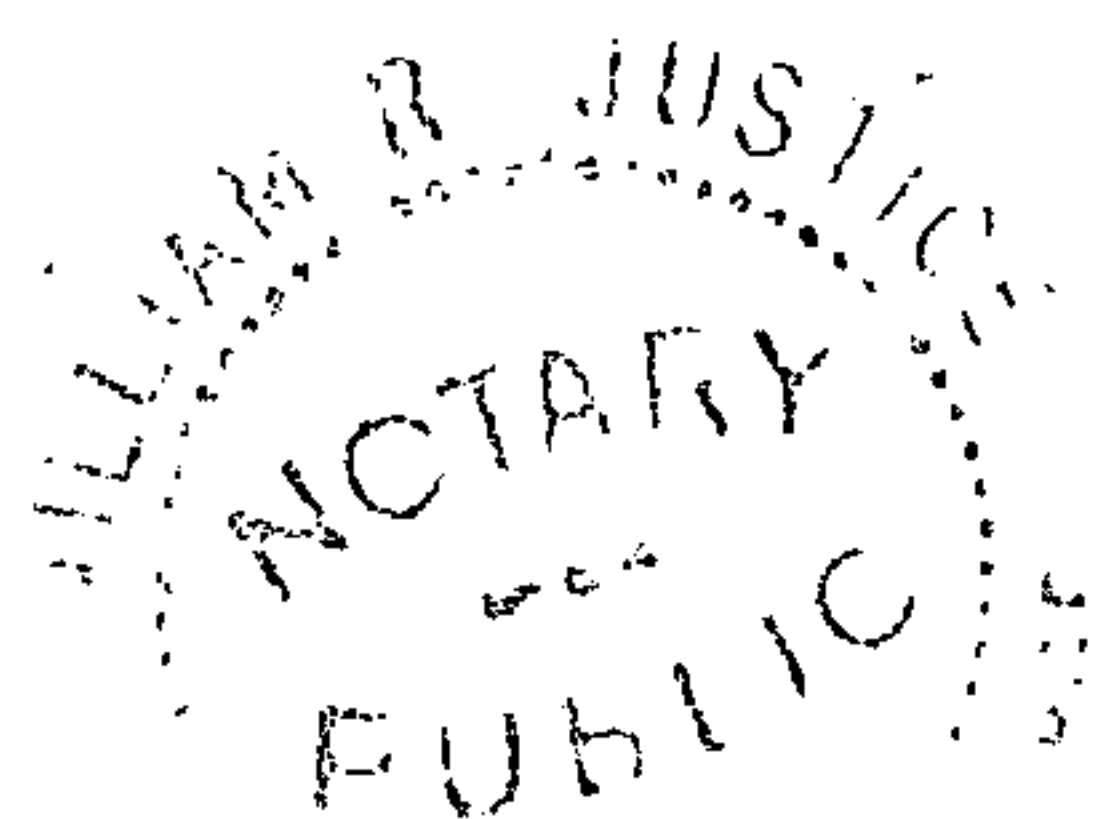
Mary Hedrick
Mary Hedrick

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karl R. Hedrick, Sr. and Mary Hedrick, 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 15th day of December, 2022.



William R. Justice
Notary Public

My commission expires: 9/12/23

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 Karl R. & Mary Hedrick, Sr.
Mailing Address 830 Hwy 49
Columbiana, AL 35051

Grantee's Name see deed
Mailing Address 830 Hwy 49
Columbiana, AL 35051

Property Address 830 & 625 Hwy 49
Columbiana, AL 35051

Date of Sale 12-15-22
Total Purchase Price \$

or
Actual Value \$ 90,367

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 ☐ Appraisal
☐ Sales Contract ☒ Other 1/3 assessor's current market value
☐ Closing Statement

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 12-15-22

Print Karl R. Hedrick, Sr.

☐ Unattested
(verified by)

Sign Karl R. Hedrick, Sr.
(Grantor/Grantee/Owner/Agent) circle one