



20230601000164000 1/3 \$176.00  
Shelby Cnty Judge of Probate, AL  
06/01/2023 12:40:09 PM FILED/CERT

This instrument was prepared without benefit of title condition or new survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument. DESCRIPTION USED FROM RECORDED DEED.

PREPARED BY:  
VICKI N. SMITH, ATTORNEY  
POST OFFICE BOX 250  
COLUMBIANA, ALABAMA 35051  
(205) 669-4481

SEND TAX NOTICE TO: Randy and Melinda Tolleson  
1350 Hidden Ridge  
Chelsea, Alabama 35043

WARRANTY DEED

STATE OF ALABAMA}  
SHELBY COUNTY}

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ten dollars and 00/100 Dollars (\$10.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I, MELINDA S. TOLLESON, a married woman, (herein referred to as GRANTOR) do grant, bargain, sell and convey unto Randy A. Tolleson, Sr. and Melinda S. Tolleson, to be owned as joint tenants in common (herein referred to as GRANTEES) the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

This property constitutes the homestead of the Grantor, and the conveyance is to herself and her spouse.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns forever.

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, we have hereunto set our hands and seals, this 11<sup>th</sup> day of April, 2023.

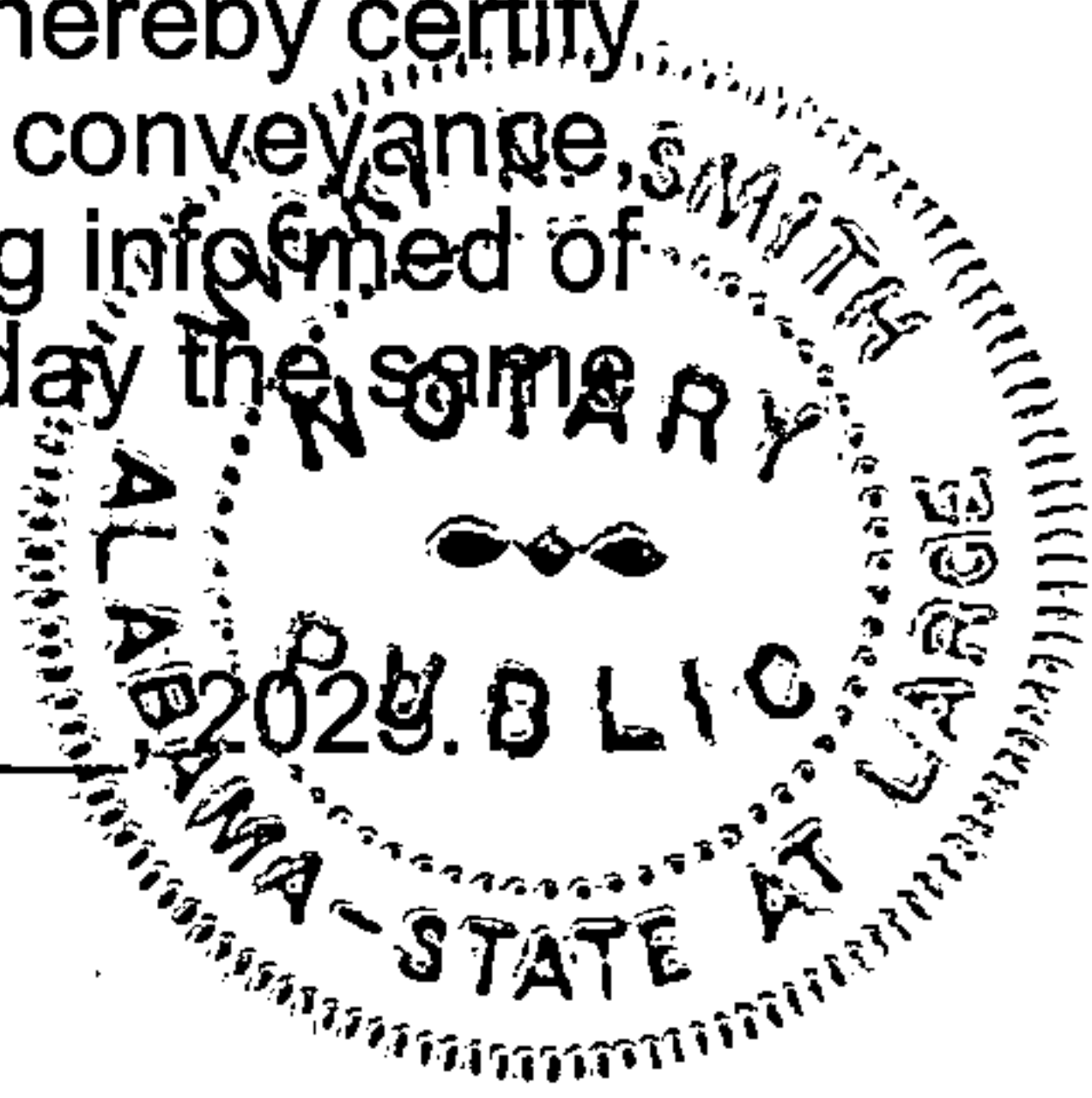
Melinda S. Tolleson  
Melinda S. Tolleson

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MELINDA S. TOLLESON, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11<sup>th</sup> day of April

Vicki N. Smith  
Notary Public  
My Commission Expires: 3/22/27





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## EXHIBIT A

A parcel of land situated in the Southwest quarter of Section 30, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Northeast quarter of the Southwest quarter of said Section 30; thence run South 89 degrees 21 minutes 51 seconds West for a distance of 210.49 feet to an iron pin found at the Point of Beginning; thence run continue South 89 degrees 21 minutes 51 seconds West for a distance of 1095.28 feet to an iron pin found; thence run North 05 degrees 38 minutes 53 seconds West for a distance of 781.80 feet to an iron pin set; thence run North 89 degrees 31 minutes 45 seconds East for a distance of 1086.26 feet to an iron pin set on the bank of a lake; thence continue North 89 degrees 31 minutes 45 seconds East for a distance of 63.98 feet to a point; thence run South 00 degrees 58 minutes 54 seconds West for a distance of 73.27 feet to a point; thence run South 01 degrees 53 minutes 36 seconds East for a distance of 702.43 feet to the Point of Beginning.

ALSO:

A 60 foot easement for ingress and egress and utilities situated in the Northeast quarter of Section 25, Township 20 South, Range 2 West, also the North  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  and the S  $\frac{1}{2}$  of NW  $\frac{1}{4}$  of Section 30, Township 20 South, Range 1 West, Shelby County, Alabama, lying 30 feet each side of a centerline, being more particularly described as follows:

Commence at the Northwest corner of Lot 11, Hidden Ridge Estates, 1<sup>st</sup> Sector, as recorded in Map Book 33, Page 65, in the Office of the Judge of Probate, Shelby County, Alabama; said point also being on the South right of way line of Hidden Ridge in said Hidden Ridge Estates, 1<sup>st</sup> Sector; thence run an assumed bearing North 89 degrees 34 minutes 02 seconds East along the North line of said Lot 11 and also along the South line of said Hidden Ridge for a distance of 206.77 feet to a point at the Northeast corner of said Lot 11; thence run North 00 degrees 25 minutes 58 seconds West for a distance of 30.00 feet to the point of beginning; thence run 89 degrees 34 minutes 02 seconds East for a distance of 599.97 feet to a point on a curve to the right, having a central angle of 43 degrees 48 minutes 38 seconds a radius of 350.00 feet, and a chord bearing of South 68 degrees 31 minutes 39 seconds East; thence run along the arc of said for a distance of 267.62 feet to a point; thence run South 46 degrees 37 minutes 20 seconds East for a distance of 208.26 feet to a point on a curve to the left, having a central angle of 42 degrees 56 minutes 33 seconds a radius of 175.00 feet and a chord bearing of South 68 degrees 05 minutes 37 seconds East; thence run along the arc of said curve for a distance of 131.16 feet to a point; thence run South 89 degrees 33 minutes 54 seconds East for a distance of 69.30 feet to a point on a curve to the right, having a central angle of 42 degrees 55 minutes 29 seconds, a radius of 200.00 feet and a chord bearing of South 68 degrees 06 minutes 09 seconds East; thence run along the arc of said curve for a distance of 149.84 feet to a point; thence run South 46 degrees 38 minutes 25 seconds East for a distance of 550.00 feet to a point; thence run South 21 degrees 48 minutes 05 seconds East for a distance of 240.90 feet to the end of said easement.

According to the survey of Carl Daniel Moore, Reg. L.S. #12159, dated October 19, 2011.



# Real Estate Sales Validation Form

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

Grantor's Name Melinda S. Tolleson  
Mailing Address 1350 Hidden Ridge  
Chesley, AL 35041

Grantee's Name Randy A. Tolleson Sr  
Mailing Address Melinda S. Tolleson  
1350 Hidden Ridge  
Chesley, AL 35041

Property Address 1350 Hidden Ridge  
Chesley, AL 35041

Date of Sale 4/11/23  
Total Purchase Price \$

or  
Actual Value \$

or  
Assessor's Market Value \$ 147,680.00

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 Assessor with file

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 4-11-23

Print Melinda S. Tolleson

Unattested

Sign Melinda S. Tolleson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1