



20230607000171800 1/6 \$279.50
Shelby Cnty Judge of Probate, AL
06/07/2023 02:03:32 PM FILED/CERT

This instrument was prepared without
benefit of title evidence by:

Ellis, Head, Owens, Justice & Arnold
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:
200 Rich Drive
Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Larry Lavoy Rich, a married man (herein referred to as GRANTOR, whether one or more), does grant, bargain, sell and convey unto Robbi Rich and Cindy Rich (herein referred to as GRANTEE, whether one or more), all of his right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A."

The above-described property is NOT the homestead of the GRANTOR.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

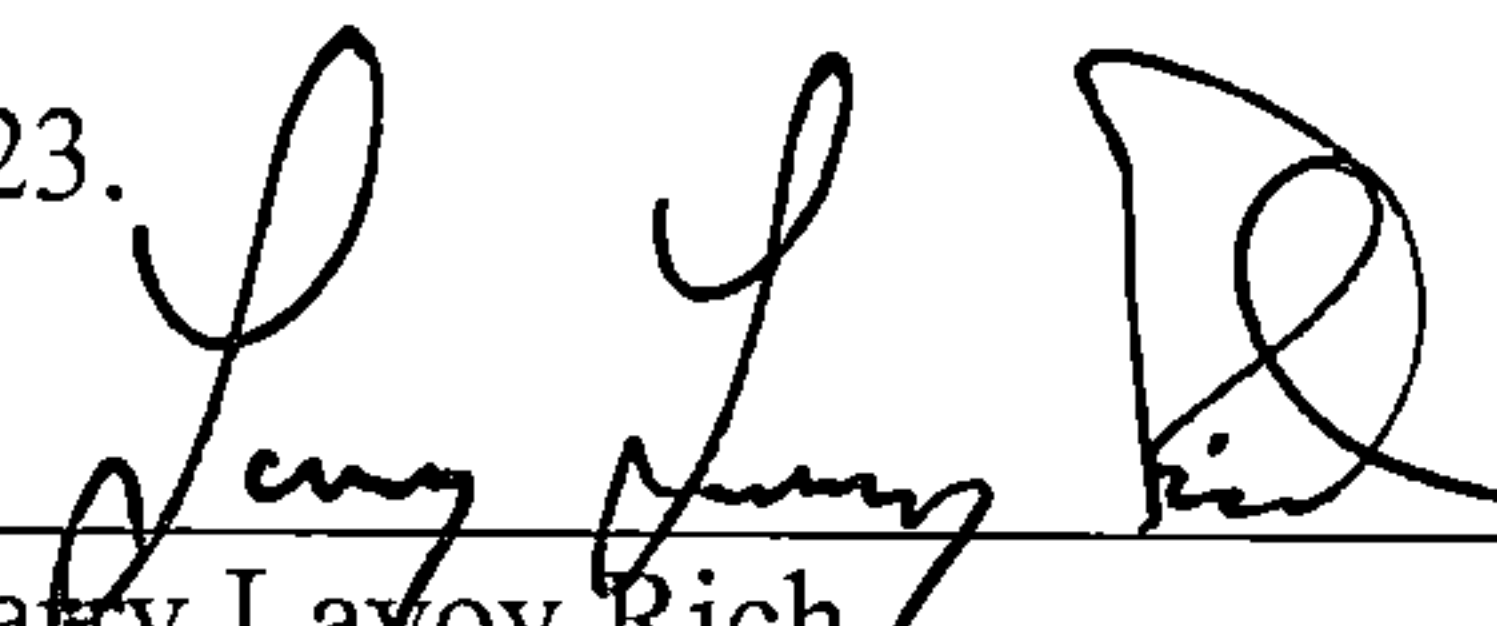
And GRANTOR does for GRANTOR and GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good 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 GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 06/07/2023
State of Alabama
Deed Tax: \$242.50



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IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
the 7th day of June, 2023.



Larry Lavoy Rich

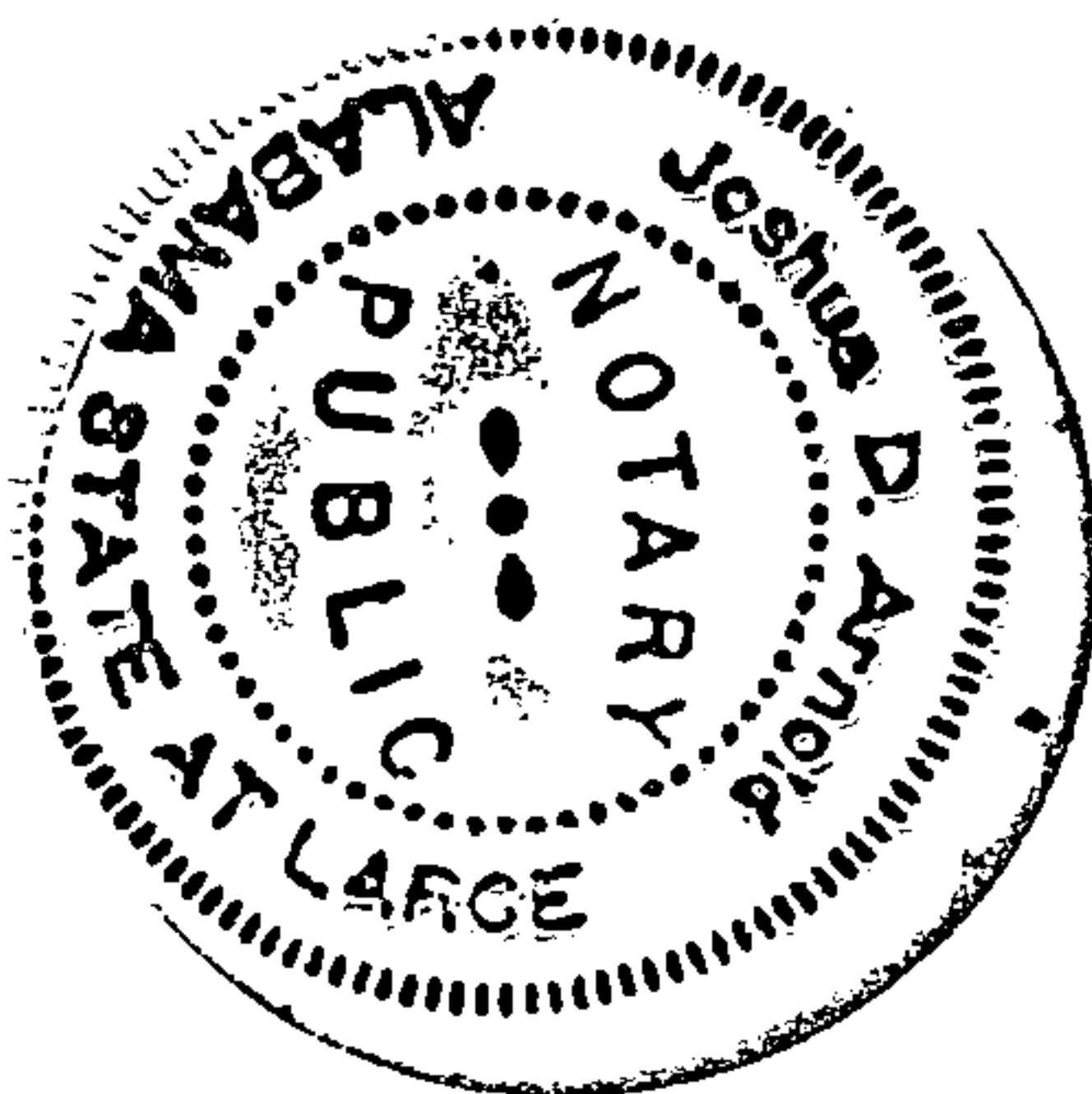
STATE OF ALABAMA)
COUNTY OF SHELBY)

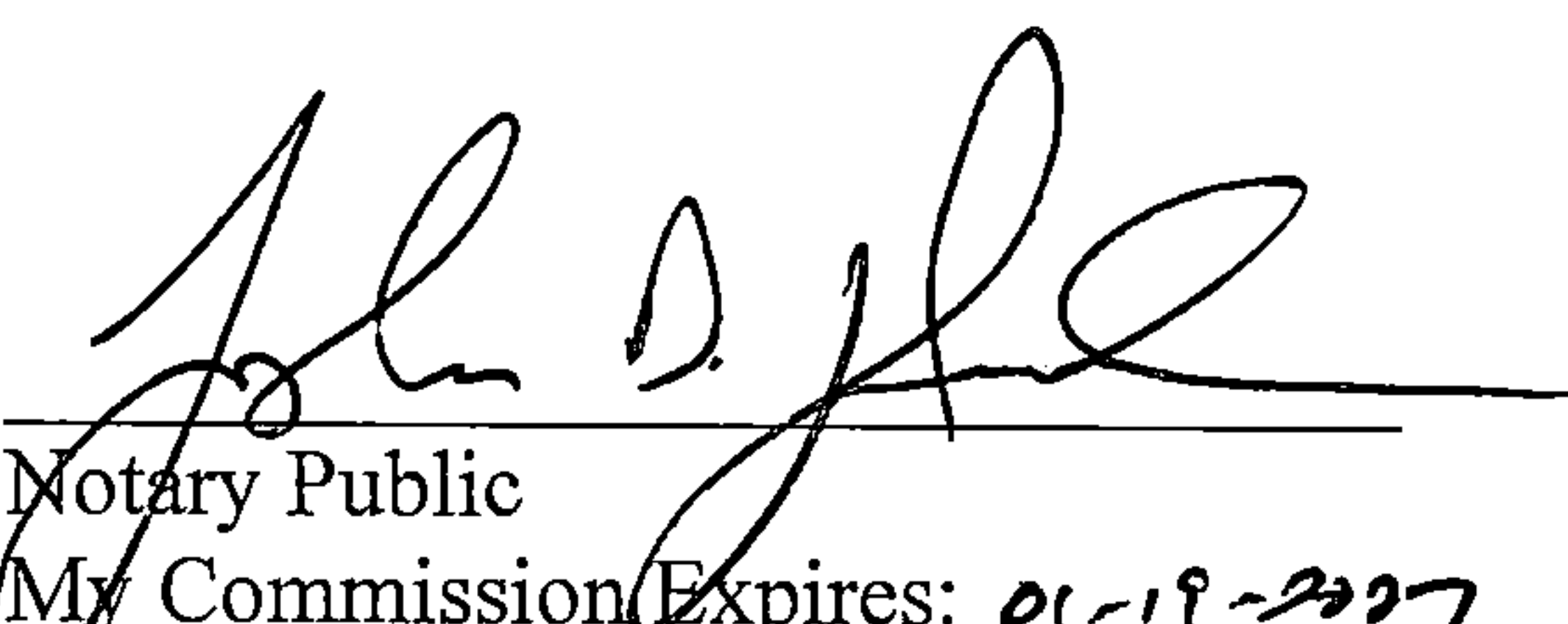
General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Larry Lavoy Rich, 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 the 7th day of JUNE,
2023.

[NOTARY SEAL]





Notary Public
My Commission Expires: 01-19-2027



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EXHIBIT A

PARCEL 1

(AS-SURVEYED – a copy of the said Clinkscales Land Surveying, LLC, survey dated December 27, 2022 is attached as Exhibit B)

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP °19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, SAID POINT BEING A FOUND 3" CAPPED PIPE; THENCE RUN N 01°21'56" W ALONG THE WEST LINE OF SAID 1/4-1/4 LINE FOR A DISTANCE OF 139.58 FEET TO THE **POINT OF BEGINNING** OF THE PROPERTY HEREIN DESCRIBED, SAID POINT BEING A SET 5/8" REBAR CAPPED "CLINKSCALES" IN THE CENTER OF AN OLD ROAD BED; THENCE MEANDER SAID ROAD BED THE FOLLOWING CALLS: THENCE RUN N 52°44'54" E A DISTANCE OF 155.06 FEET TO A POINT IN THE CENTER OF AN OLD ROAD BED; THENCE RUN N 44°56'30" E A DISTANCE OF 173.67 FEET TO A POINT IN THE CENTER OF AN OLD ROAD BED; THENCE RUN N 43°36'06" E A DISTANCE OF 68.13 FEET TO A POINT IN THE CENTER OF AN OLD ROAD BED; THENCE RUN N 60°34'05" E A DISTANCE OF 78.35 FEET TO A POINT IN THE CENTER OF AN OLD ROAD BED; THENCE RUN N 46°45'42" E A DISTANCE OF 113.34 FEET TO A POINT IN THE CENTER OF AN OLD ROAD BED; THENCE RUN N 40°30'15" E A DISTANCE OF 143.57 FEET TO A POINT IN THE CENTER OF AN OLD ROAD BED; THENCE LEAVING SAID ROAD BED, RUN N 23°27'52" W FOR A DISTANCE OF 813.50 FEET TO A SET 5/8" REBAR CAPPED "CLINKSCALES" ON THE NORTH LINE OF SAID 1/4 - 1/4; THENCE RUN S 88°21'52" W ALONG SAID NORTH 1/4 - 1/4 LINE FOR A DISTANCE OF 242.66 FEET TO A FOUND 1/2" REBAR, SAID POINT BEING THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE RUN S 01°21'56" E ALONG THE WEST LINE OF SAID 1/4 - 1/4 FOR A DISTANCE OF 1231.09 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL BEING 10.02 ACRES, MORE OR LESS.

AND

PARCEL 3

(AS-SURVEYED)

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, SAID POINT BEING A FOUND 3" CAPPED PIPE; THENCE RUN N 01°21'56" W ALONG THE WEST LINE OF SAID 1/4-1/4 LINE FOR A DISTANCE OF 139.58 FEET TO A SET 5/8" REBAR CAPPED "CLINKSCALES" IN THE CENTER OF AN OLD ROAD BED; THENCE MEANDER SAID ROAD BED THE FOLLOWING CALLS: THENCE RUN N 52°44'54" E FOR A DISTANCE OF 155.06 FEET TO A POINT IN THE CENTER OF AN



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OLD ROAD BED; THENCE RUN N 44°56'30" E FOR A DISTANCE OF 173.67 FEET TO A POINT IN THE CENTER OF AN OLD ROAD BED; THENCE RUN N 43°36'06" E FOR A DISTANCE OF 68.13 FEET TO A POINT IN THE CENTER OF AN OLD ROAD BED; THENCE RUN N 60°34'05" E FOR A DISTANCE OF 78.35 FEET TO A POINT IN THE CENTER OF AN OLD ROAD BED; THENCE RUN N 46°45'42" E FOR A DISTANCE OF 113.34 FEET TO A POINT IN THE CENTER OF AN OLD ROAD BED; THENCE RUN N 40°30'15" E FOR A DISTANCE OF 143.57 FEET TO A SET 5/8" REBAR CAPPED "CLINKSCALES" IN THE CENTER OF AN OLD ROAD BED; THENCE RUN N 40°30'15" E FOR A DISTANCE OF 53.56 FEET TO A POINT IN THE CENTER OF AN OLD ROAD BED; THENCE RUN N 47°53'52" E FOR A DISTANCE OF 98.79' TO A POINT IN THE CENTER OF AN OLD ROAD BED; THENCE RUN N 53°46'12" E FOR A DISTANCE OF 96.51' TO A POINT IN THE CENTER OF AN OLD ROAD BED; THENCE RUN N 47°31'11" E FOR A DISTANCE OF 89.05' TO A POINT IN THE CENTER OF AN OLD ROAD BED; THENCE RUN N 51°53'54" E FOR A DISTANCE OF 45.52 FEET TO A FOUND 1/2" REBAR CAPPED "R&G"; THENCE RUN N 49°40'49" E FOR A DISTANCE OF 19.98 FEET TO A POINT IN THE CENTER OF AN OLD ROAD BED; THENCE RUN N 59°57'56" E FOR A DISTANCE OF 55.16 FEET TO A POINT IN THE CENTER OF AN OLD ROAD BED; THENCE RUN N 69°05'31" E FOR A DISTANCE OF 38.02 FEET TO A POINT IN THE CENTER OF AN OLD ROAD BED; THENCE RUN N 64°46'00" E FOR A DISTANCE OF 67.09 FEET TO A POINT IN THE CENTER OF AN OLD ROAD BED; THENCE RUN N 56°43'08" E FOR A DISTANCE OF 64.07 FEET TO A POINT IN THE CENTER OF AN OLD ROAD BED; THENCE RUN N 50°53'30" E FOR A DISTANCE OF 57.90 FEET TO A POINT IN THE CENTER OF AN OLD ROAD BED; THENCE RUN N 47°25'47" E FOR A DISTANCE OF 76.56 FEET TO A POINT IN THE ASPHALT OF RICH DRIVE; THENCE RUN N 45°22'28" E FOR A DISTANCE OF 10.95 FEET TO A SET MAG NAIL WITH WASHER INSCRIBED "CLINKSCALES" IN THE ASPHALT OF RICH DRIVE, SAID POINT BEING THE **POINT OF BEGINNING** OF THE PROPERTY HEREIN DESCRIBED; THENCE RUN N 45°22'28" E FOR A DISTANCE OF 111.28 FEET TO A POINT IN THE ASPHALT OF RICH DRIVE; THENCE RUN N 45°22'28" E FOR A DISTANCE OF 122.23 FEET TO A POINT IN THE ASPHALT OF RICH DRIVE ON THE EAST LINE OF SAID 1/4 - 1/4 SECTION; THENCE RUN N 47°31'15" E FOR A DISTANCE OF 66.51 FEET TO A POINT IN THE ASPHALT OF RICH DRIVE; THENCE RUN N 63°01'44" E FOR A DISTANCE OF 132.69 FEET TO A POINT IN THE ASPHALT OF RICH DRIVE; THENCE RUN N 54°57'44" E FOR A DISTANCE OF 74.87 FEET TO SET MAG NAIL WITH WASHER INSCRIBED "CLINKSCALES" IN THE ASPHALT OF RICH DRIVE; THENCE LEAVING RICH DRIVE RUN S 88°34'01" W FOR A DISTANCE OF 22.02 FEET TO A FOUND 1/2" REBAR; THENCE RUN N 00°25'19" W FOR A DISTANCE OF 1315.39 FEET TO A FOUND 1" CRIMP ON THE SOUTH LINE OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION; THENCE RUN S 89°18'02" W ALONG SAID SOUTH LINE FOR A DISTANCE OF 209.44 FEET TO A FOUND NAIL IN THE TOP OF A CEDAR STAKE, SAID POINT BEING THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE RUN S 00°24'31" E FOR A DISTANCE OF 1312.96 FEET TO A FOUND 1" CRIMP PIPE INSIDE A 3" OPEN TOP PIPE, SAID POINT BEING THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE RUN S 88°21'52" W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 325.29 FEET TO A SET 5/8" REBAR CAPPED "CLINKSCALES"; THENCE RUN S 28°13'00" E FOR A DISTANCE OF 342.89 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL BEING 8.13 ACRES, MORE OR LESS.

Real Estate Sales Validation Form



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This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Larry Lavoy Rich & Jenny Rich

Mailing Address 200 Rich Drive
CHELSEA, AL 35043

Grantee's Name Robbi Marie Rich & Cindy Ann

Mailing Address Rich
160 RICH DRIVE
CHELSEA, AL 35043

Property Address 160 RICH DRIVE
180 RICH DRIVE
CHELSEA, AL 35043

Date of Sale 06-07-2023

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 242,086

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

☐ Warranty Deed

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 06-07-2023

Print Josua D. Adams

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

☒ Unattested

(verified by)

Form RT-1