

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:
Glenda Stinson

WARRANTY DEED



20230613000177020 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
06/13/2023 10:26:43 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR AND ZERO CENTS (\$1.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Glenda Stinson (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Glenda Stinson (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A 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 13th day of June 2023.

Glenda Stinson

Glenda Stinson

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Glenda Stinson**, 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, his executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of June 2023.

Nicole Louise Gardner

Notary Public
My Commission Expires 6-29-26

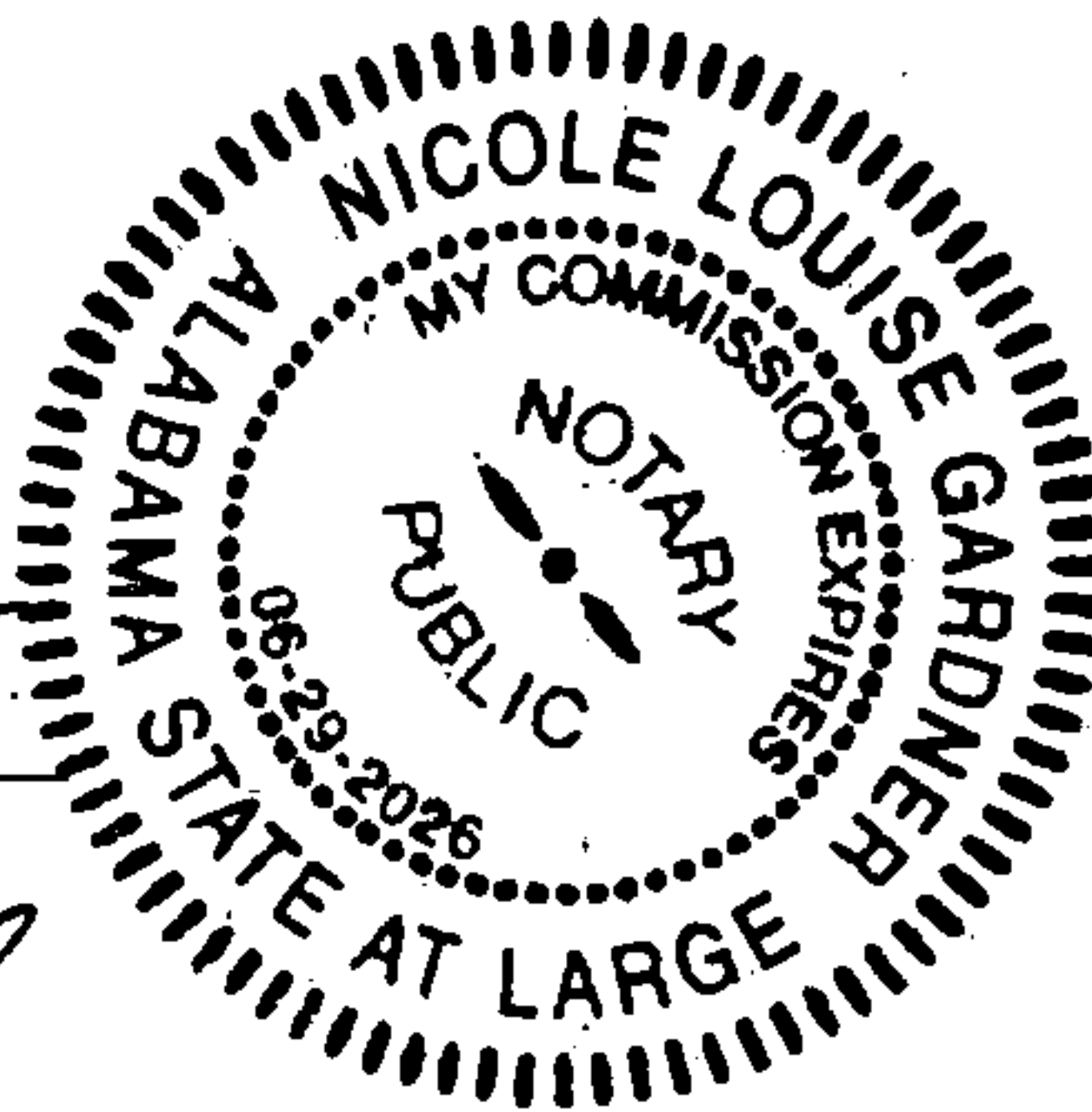


Exhibit "A"- Legal Description

20230613000177020 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
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PARCEL 1 - Commence at the SW Corner of the SW 1/4 of the NW 1/4 of Section 21, Township 20 South, Range 1 West, Shelby County, Alabama; thence S88°40'47"E a distance of 644.30' to the approximate centerline of Yellow Leaf Creek and the POINT OF BEGINNING; thence continue S88°40'47"E and leaving said approximate centerline of Yellow Leaf Creek a distance of 507.86'; thence N04°09'23"E a distance of 67.38'; thence S87°50'12"E a distance of 266.03'; thence S02°56'28"W a distance of 64.60'; thence N89°55'54"E a distance of 159.16'; thence N00°56'43"E a distance of 246.51' to the Southerly R.O.W. line of Shelby County Highway 69; thence N62°04'19"W and along said R.O.W. line a distance of 1061.78' to the approximate centerline of Yellow Leaf Creek; thence S21°55'22"E, leaving said R.O.W. line and along said approximate centerline of creek a distance of 112.27'; thence S52°25'31"W and along said approximate centerline of creek a distance of 52.65'; thence S29°28'07"W and along said approximate centerline of creek a distance of 21.21'; thence S12°30'23"W and along said approximate centerline of creek a distance of 20.82'; thence S27°17'56"E and along said approximate centerline of creek a distance of 20.12'; thence S38°53'35"E and along said approximate centerline of creek a distance of 52.38'; thence S02°52'36"E and along said approximate centerline of creek a distance of 67.42'; thence S47°14'57"W and along said approximate centerline of creek a distance of 52.97'; thence S13°56'37"W and along said approximate centerline of creek a distance of 22.18'; thence S07°17'00"E and along said approximate centerline of creek a distance of 23.35'; thence S29°22'34"E and along said approximate centerline of creek a distance of 41.16'; thence S33°59'33"E and along said approximate centerline of creek a distance of 74.83'; thence S04°03'58"W and along said approximate centerline of creek a distance of 53.03'; thence S30°00'35"W and along said approximate centerline of creek a distance of 34.47'; thence S55°04'38"W and along said approximate centerline of creek a distance of 22.01' to the POINT OF BEGINNING.

Said Parcel containing 10.04 acres, more or less.

PARCEL 2 - BEGIN at the NE Corner of the SW 1/4 of the NW 1/4 of Section 21, Township 20 South, Range 1 West, Shelby County, said point being the POINT OF BEGINNING; thence S00°35'47"W a distance of 387.52'; thence S01°16'55"W a distance of 129.85'; thence S88°24'31"E a distance of 266.54'; thence S01°44'45"W a distance of 486.40' to the Northerly R.O.W. line of Shelby County Highway 69; thence N62°04'19"W and along said R.O.W. line a distance of 1031.82' to the approximate centerline of Yellow Leaf Creek; thence N08°38'59"E, leaving said R.O.W. line and along said approximate centerline of creek a distance of 71.88'; thence N33°10'23"W and along said approximate centerline of creek a distance of 56.70'; thence N64°12'57"W and along said approximate centerline of creek a distance of 96.84'; thence N12°27'29"W and along said approximate centerline of creek a distance of 46.27'; thence N34°45'56"W and along said approximate centerline of creek a distance of 37.49'; thence N48°34'57"W and along said approximate centerline of creek a distance of 46.07'; thence N13°39'40"W and along said approximate centerline of creek a distance of 31.70';

thence N01°37'16"E and along said approximate centerline of creek a distance of 36.02'; thence N12°45'56"E and along said approximate centerline of creek a distance of 65.33'; thence N04°49'52"E and along said approximate centerline of creek a distance of 45.77'; thence N14°19'25"E and along said approximate centerline of creek a distance of 84.74'; thence N29°00'25"E and along said approximate centerline of creek a distance of 23.83'; thence S88°40'47"E and leaving said approximate centerline of creek a distance of 796.20' to the POINT OF BEGINNING.

Said Parcel containing 14.76 acres, more or less.

PARCEL 3 - BEGIN at the SE Corner of the NW 1/4 of the NW 1/4 of Section 21, Township 20 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N01°14'36"E a distance of 910.75' to the approximate centerline of Yellow Leaf Creek; thence N58°06'18"W and along said approximate centerline of creek a distance of 47.18'; thence N70°42'45"W and along said approximate centerline of creek a distance of 54.23'; thence S38°35'32"W and along said approximate centerline of creek a distance of 68.98'; thence S30°10'30"E and along said approximate centerline of creek a distance of 81.73'; thence S08°55'18"W and along said approximate centerline of creek a distance of 39.70'; thence S57°35'59"W and along said approximate centerline of creek a distance of 18.90'; thence N60°45'30"W and along said approximate centerline of creek a distance of 80.18'; thence S87°34'30"W and along said approximate centerline of creek a distance of 108.63'; thence S48°47'24"W and along said approximate centerline of creek a distance of 66.49'; thence S30°58'46"W and along said approximate centerline of creek a distance of 35.57'; thence S83°30'54"W and along said approximate centerline of creek a distance of 25.48'; thence S69°10'51"W and along said approximate centerline of creek a distance of 65.48'; thence S53°41'53"W and along said approximate centerline of creek a distance of 67.27'; thence S73°34'59"W and along said approximate centerline of creek a distance of 64.94'; thence S68°45'56"W and along said approximate centerline of creek a distance of 93.71'; thence S03°12'29"E and along said approximate centerline of creek a distance of 15.01'; thence S28°35'10"E and along said approximate centerline of creek a distance of 29.47'; thence S56°46'59"E and along said approximate centerline of creek a distance of 56.69'; thence S81°04'46"E and along said approximate centerline of creek a distance of 67.45'; thence S73°21'56"E and along said approximate centerline of creek a distance of 71.28'; thence S03°25'22"E and along said approximate centerline of creek a distance of 49.97'; thence S27°03'02"W and along said approximate centerline of creek a distance of 77.83'; thence S73°59'45"W and along said approximate centerline of creek a distance of 14.48'; thence S26°33'14"W and along said approximate centerline of creek a distance of 58.66'; thence S04°35'09"E and along said approximate centerline of creek a distance of 69.23'; thence S60°36'49"W and along said approximate centerline of creek a distance of 41.04'; thence N81°34'49"W and along said approximate centerline of creek a distance of 32.36'; thence N24°35'31"W and along said approximate centerline of creek a distance of 90.08'; thence N68°25'36"W and along said approximate centerline of creek a distance of 36.16'; thence S40°14'58"W and along said approximate centerline of creek a distance of 56.18'; thence S20°00'19"W and along said approximate centerline of creek a distance of 138.69'; thence S18°46'16"E and along said approximate centerline of creek a distance of 20.74'; thence S17°29'40"W and along said approximate centerline of creek a distance of 66.95'; thence S49°39'31"W and along said approximate centerline of creek a distance of 34.11'; thence S29°00'25"W and along said approximate centerline of creek a distance of 64.82'; thence S88°40'47"E and leaving said approximate centerline of creek a distance of 796.20' to the POINT OF BEGINNING.

Said Parcel containing 10.91 acres, more or less.

Real Estate Sales Validation Form



20230613000177020 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
06/13/2023 10:26:43 AM FILED/CERT

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

Grantor's Name Glenda Stinson
Mailing Address 16151 Chelsea Rd
Columbiana, AL
35051

Grantee's Name Glenda Stinson
Mailing Address 16151 Chelsea Rd
Columbiana, AL
35051

Property Address no property address

Date of Sale 10-13-23
Total Purchase Price \$ 5,000.00
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 to clear title

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 10-13-23

Print Glenda Stinson

Unattested

(verified by)

Sign Glenda Stinson
(Grantor/Grantee/Owner/Agent) circle one