

This Instrument was Prepared by:

Send Tax Notice To: Benjamin Keith Johnson

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

38 Milgray Ln
Calera, AL 35040

File No.: S-23-29313

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Fifty Thousand Dollars and No Cents (\$50,000.00)**, the amount of **which can be verified in the Sales Contract between the parties hereto**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Richard Anderson, a married man and Terry Arnold, a married man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Benjamin Keith Johnson**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

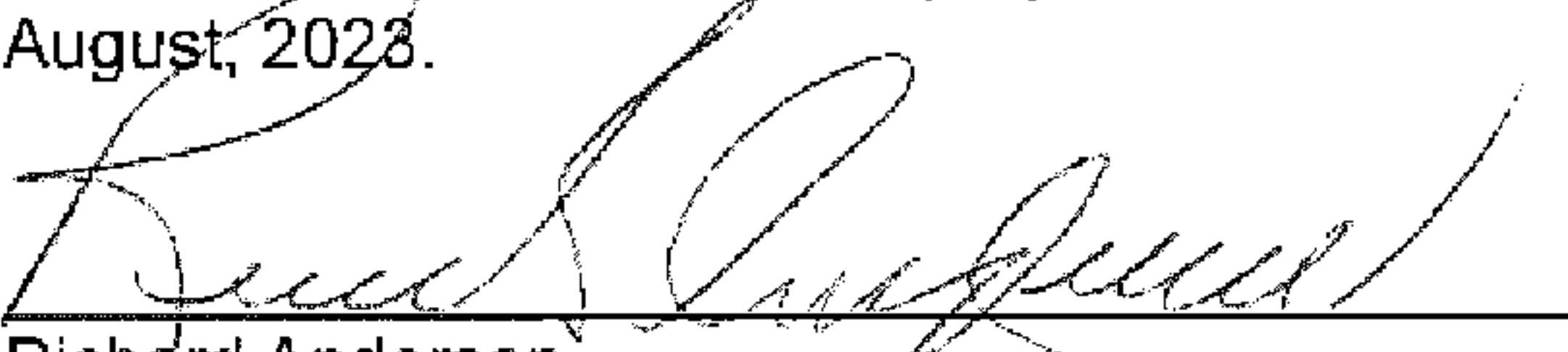
No part of the homestead of the Grantors herein or spouse.

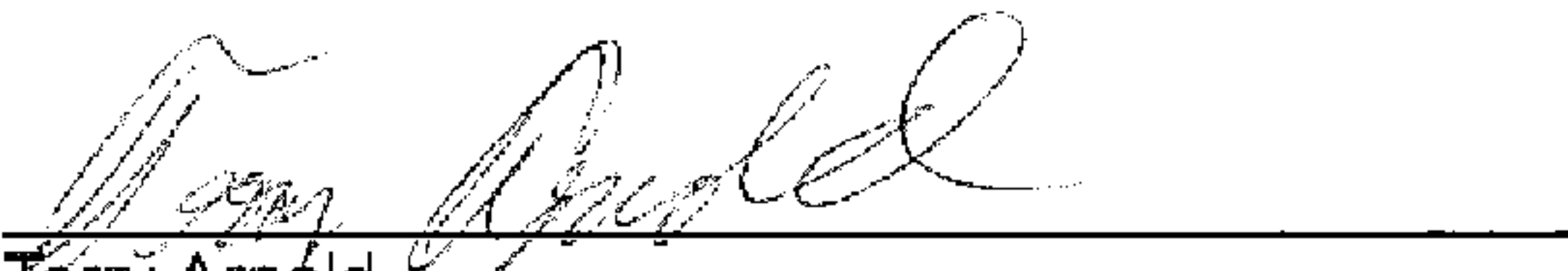
\$37,500.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 10th day of August, 2023.


Richard Anderson

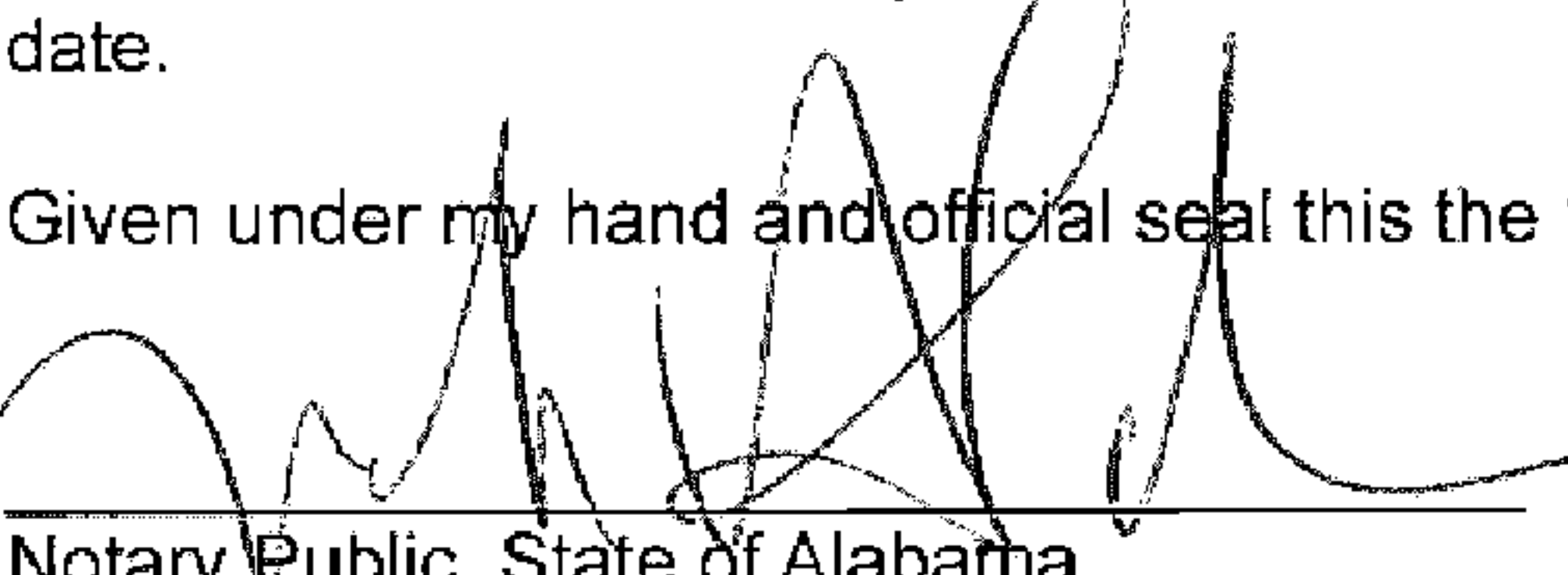

Terry Arnold

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Richard Anderson, a married man and Terry Arnold, a married man, 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of August, 2023.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 01, 2024

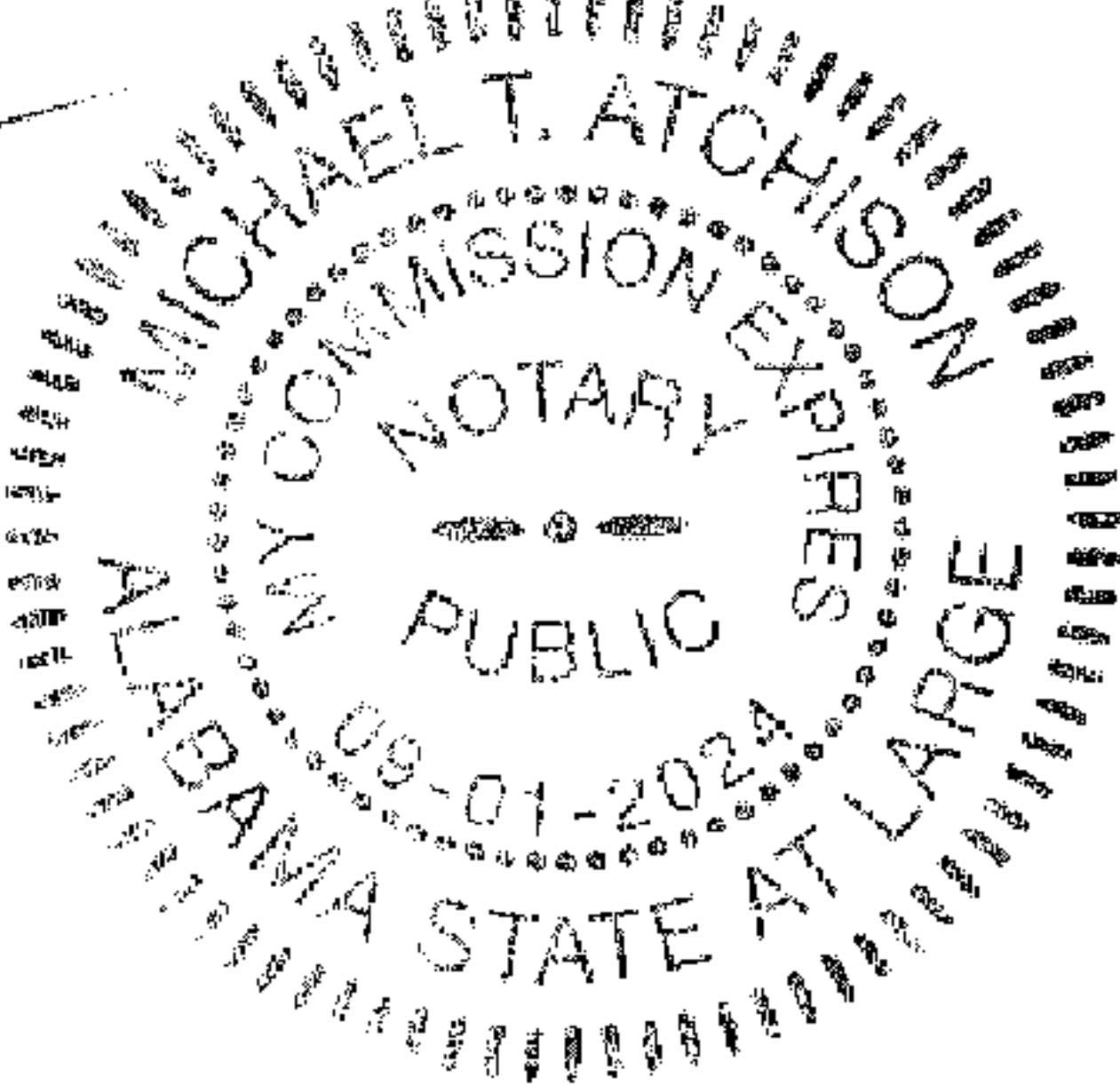


EXHIBIT "A"
LEGAL DESCRIPTION

That part of land described hereinafter which is lying West of an unnamed creek flowing more or less, N or S through said tract:

Begin at NW corner Section 20, Township 22 South, Range 3 West, then run East along the North line of said section a distance of 572.37 feet to the point of beginning; thence continue eastward along the North line of said Section 20 a distance of 711.77 feet to a point on the West right of way line of Shelby County Road No. 17, that is 42.62 feet West of the northeast corner of NW 1/4 of NW 1/4 of Section 20; thence run an angle of 87 degrees 52 minutes to the right and run along the West right of way of Shelby County Road No. 17 a distance of 697.26 feet to right of way marker P.T.

Station 15+47.2: thence turn an angle of 2 degrees 46 minutes to the left and run a distance of 162.80 feet to a point on the West right of way of Shelby County Road No. 17; thence turn an angle of 78 degrees 01 minute to the right and run a distance of 329.64 feet to a point; thence turn an an angle to the right of 16 degrees 56 minutes and run a distance of 640.55 feet to a point; thence turn an angle to the right of 87 degrees 50 minutes and run a distance of 593.74 feet to a point; thence turn an angle to the right of 90 degrees 23 minutes and run a distance of 275.37 feet; thence turn an an angle to the left of 96 degrees 05 minutes and run a distance of 353.33 feet to the point of beginning; being South of Shelby County Highway #206 and West of Map Book 24, Page 89.

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

Grantor's Name	Richard Anderson Terry Arnold	Grantee's Name	Benjamin Keith Johnson
Mailing Address	<u>333 Windmill Dr</u> <u>Montevallo, AL 35115</u>	Mailing Address	<u>38 Montgomery Ln</u> <u>Caterpillar, AL 35040</u>
Property Address	Co. Rd. 206 Montevallo, AL 35115	Date of Sale	August 10, 2023
		Total Purchase Price	\$50,000.00
		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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ 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 of 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 August 09, 2023

Unattested

(verified by)

Print Richard Anderson

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk

Shelby County, AL
08/11/2023 08:16:35 AM
\$40.50 BRITTANI
20230811000242900

Form RT-1

Alexis S. Boyd