

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEES.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Charles M. Vacarella
218 Page Creek Rd
Wilsonville AL
35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

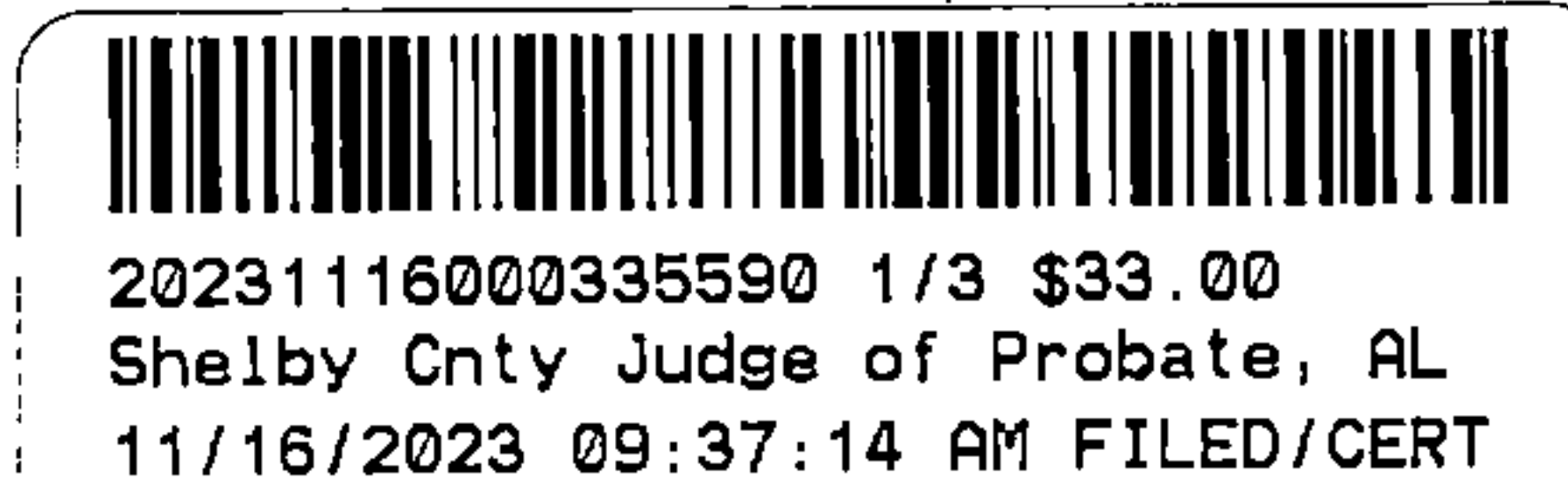
STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIVE THOUSAND AND NO/00 DOLLARS (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Archer Development, LLC** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Charles M. Vacarella and wife, Vicki Vacarella** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

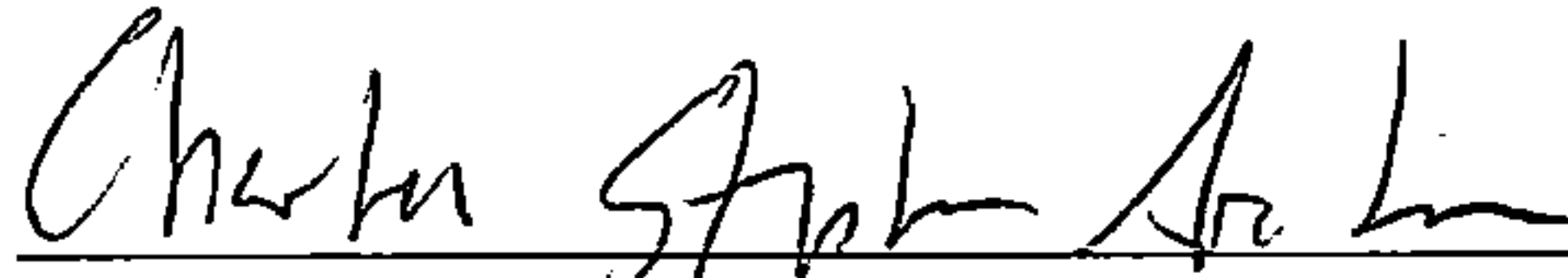
1. Ad valorem taxes due and payable October 1, 2023.
2. Easements, restrictions, rights of way, and permits of record.



TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 16th day of Nov, 2023.

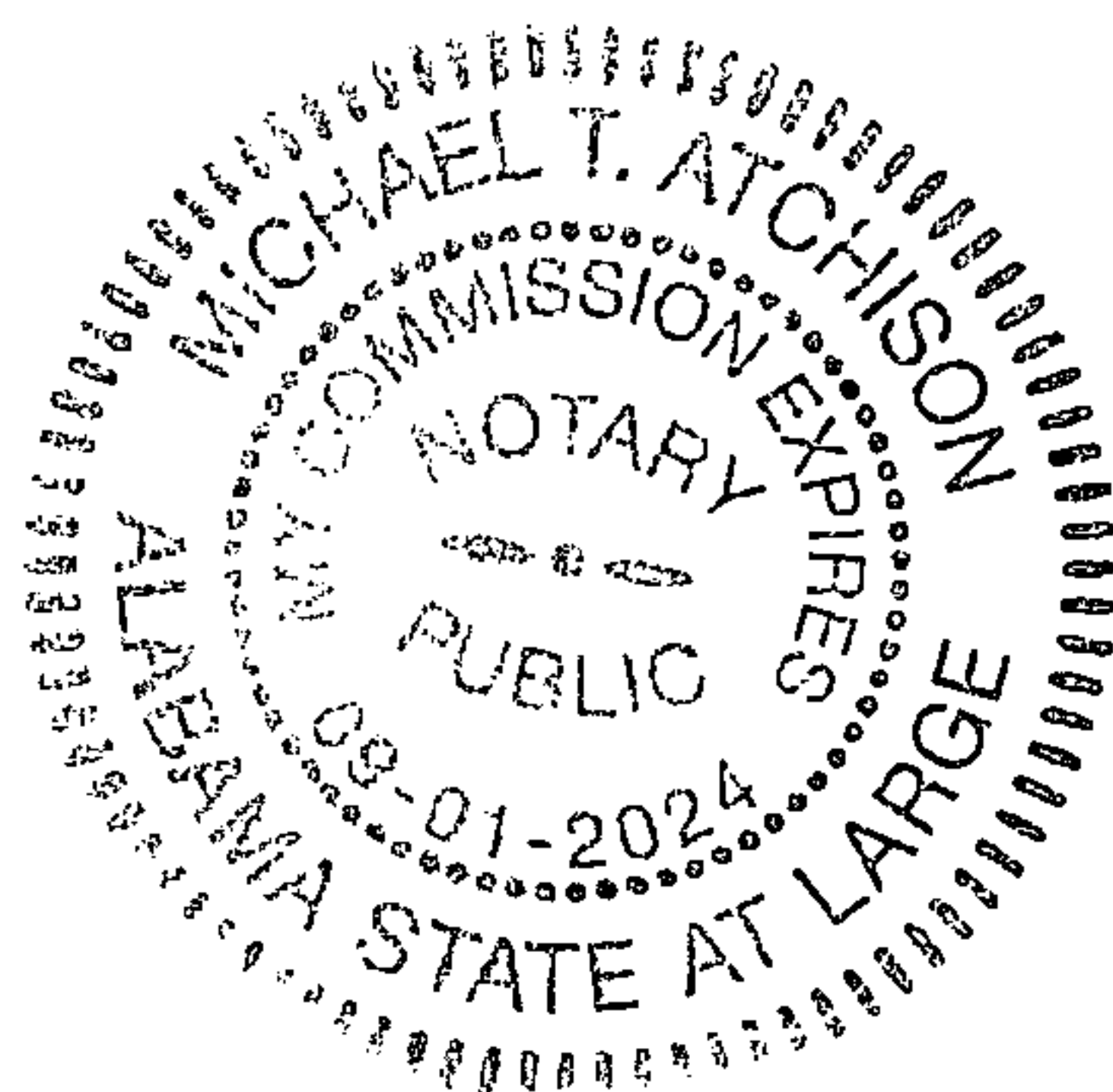


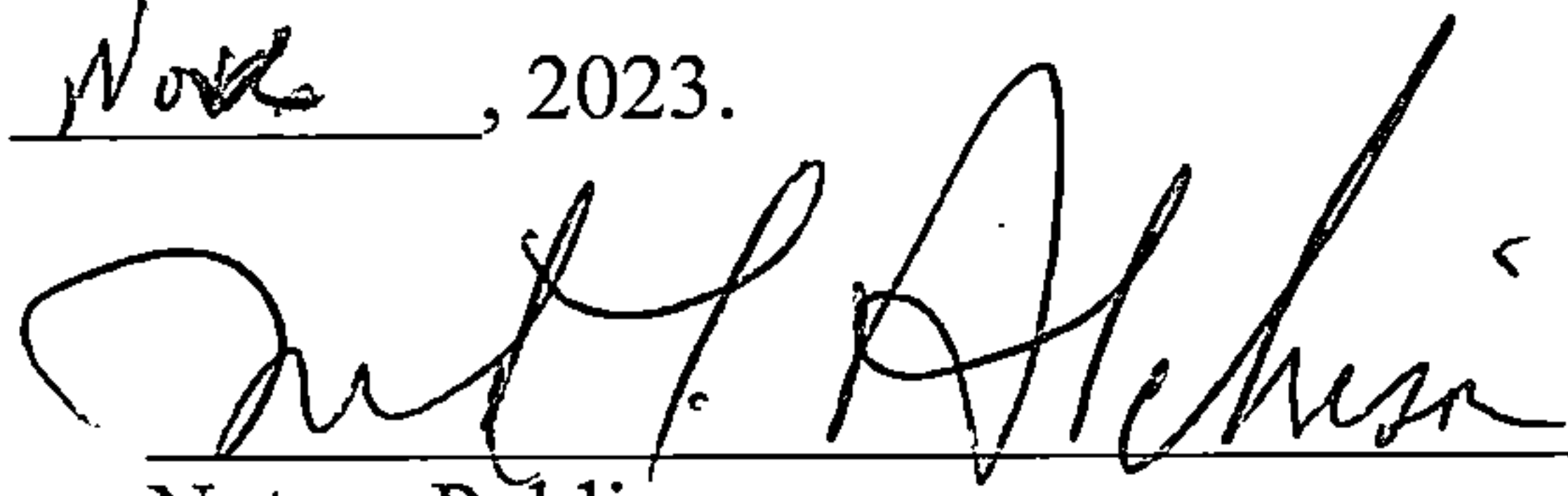
Archer Development, LLC
Charles Stephen Archer as Managing Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Archer Development, LLC Charles Stephen Archer as Managing Member**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of Nov, 2023.





Notary Public
My Commission Expires: 9-1-24

Shelby County, AL 11/16/2023
State of Alabama
Deed Tax: \$5.00

EXHIBIT A – LEGAL DESCRIPTION



20231116000335590 2/3 \$33.00
Shelby Cnty Judge of Probate, AL
11/16/2023 09:37:14 AM FILED/CERT

A STRIP OF LAND BEING 30 FEET IN WIDTH AND BEING THE NORTH 30 FEET OF AN EXISTING 60 FOOT EASEMENT ALONG A PRIVATE DRIVE KNOWN AS PAGE CREEK ROAD, AS RECORDED IN INST. NO. 20061108000549370 IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 20 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 08°11'07" EAST FOR A DISTANCE OF 107.00 FEET TO A POINT; THENCE RUN SOUTH 12°24'57" EAST FOR A DISTANCE OF 476.51 FEET TO A POINT; THENCE RUN SOUTH 00°32'07" WEST FOR A DISTANCE OF 147.85 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES" ON THE NORTHERLY LINE OF AN EXISTING 60' EASEMENT AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN SOUTH 82°13'43" EAST FOR A DISTANCE OF 274.91 FEET TO A FOUND 2" OPEN TOP PIPE; THENCE RUN SOUTH 82°40'37" EAST FOR A DISTANCE OF 428.99 FEET TO A FOUND 5/8" CAPPED REBAR STAMPED "CLINKSCALES"; THENCE RUN NORTH 84°00'26" EAST FOR A DISTANCE OF 245.79 FEET TO A FOUND 5/8" CAPPED REBAR STAMPED "CLINKSCALES"; THENCE RUN SOUTH 75°14'01" EAST FOR A DISTANCE OF 206.56 FEET TO A FOUND T-POST; THENCE RUN SOUTH 76°52'00" EAST FOR A DISTANCE OF 79.31 FEET TO A POINT; THENCE RUN NORTH 79°07'12" EAST FOR A DISTANCE OF 148.48 FEET TO A POINT; THENCE RUN SOUTH 89°57'52" EAST FOR A DISTANCE OF 160.61 FEET TO A FOUND 5/8" CAPPED REBAR STAMPED "CLINKSCALES"; THENCE RUN SOUTH 89°57'48" EAST FOR A DISTANCE OF 67.26 FEET TO A FOUND 5/8" CAPPED REBAR STAMPED "CLINKSCALES"; THENCE RUN NORTH 37°36'19" EAST FOR A DISTANCE OF 165.51 FEET TO A FOUND 5/8" CAPPED REBAR STAMPED "CLINKSCALES" ON THE SOUTHERLY RIGHT-OF-WAY OF SHELBY COUNTY HIGHWAY 55 (80' RIGHT-OF-WAY); THENCE RUN ALONG SAID RIGHT-OF-WAY SOUTH 35°57'28" EAST FOR A DISTANCE OF 31.28 FEET TO A POINT ON THE CENTERLINE OF AFOREMENTINED EXISTING 60 FOOT EASEMENT; THENCE LEAVING SAID RIGHT-OF-WAY, RUN ALONG THE CENTERLINE OF SAID EASEMENT FOR THE FOLLOWING CALLS: THENCE RUN SOUTH 37°36'19" WEST FOR A DISTANCE OF 171.43 FEET TO A POINT; THENCE RUN NORTH 89°57'51" WEST FOR A DISTANCE OF 82.02 FEET TO A POINT; THENCE RUN NORTH 89°57'51" WEST FOR A DISTANCE OF 157.75 TO A POINT; THENCE RUN SOUTH 79°07'12" WEST FOR A DISTANCE OF 151.99 FEET TO A POINT; THENCE RUN NORTH 76°52'00" WEST FOR A DISTANCE OF 86.12 FEET TO A POINT; THENCE RUN NORTH 75°14'01" WEST FOR A DISTANCE OF 201.49 FEET TO A POINT; THENCE RUN SOUTH 84°00'26" WEST FOR A DISTANCE OF 243.80 FEET TO A POINT; THENCE RUN NORTH 82°40'37" WEST FOR A DISTANCE OF 432.60 FEET TO A POINT; THENCE RUN NORTH 82°13'43" WEST FOR A DISTANCE OF 274.79 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE, RUN NORTH 07°19'24" EAST FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 1.23 AC, MORE OR LESS.

Real Estate Sales Validation Form

20231116000335590 3/3 \$33.00
Shelby Cnty Judge of Probate, AL
11/16/2023 09:37:14 AM FILED/CERT

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

Grantor's Name Archer Development LLC
Mailing Address 2217 Forest Lakes Lane
Shrout, Alabama
35147

Grantee's Name Charles Vacarella
Mailing Address 218 Page Creek Rd
Wilsonville, AL 35186

Property Address 218 Page Creek Rd
Wilsonville AL 35186

Date of Sale 16 Nov 2023
Total Purchase Price \$ 5000.00

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

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 16 Nov 2023

Print Archer Development LLC

Sign Charles Stephen Archer

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1