

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

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Send Tax Notice to:
197 Beka Gravel
Hogersville AL 35078

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ELEVEN THOUSAND ONE HUNDRED TEN DOLLARS AND ZERO CENTS (\$11,110.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **James Edward Datcher, a married man** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Ruth Datcher** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

**1/6 interest in and to the property described in the
ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION**

SUBJECT TO:

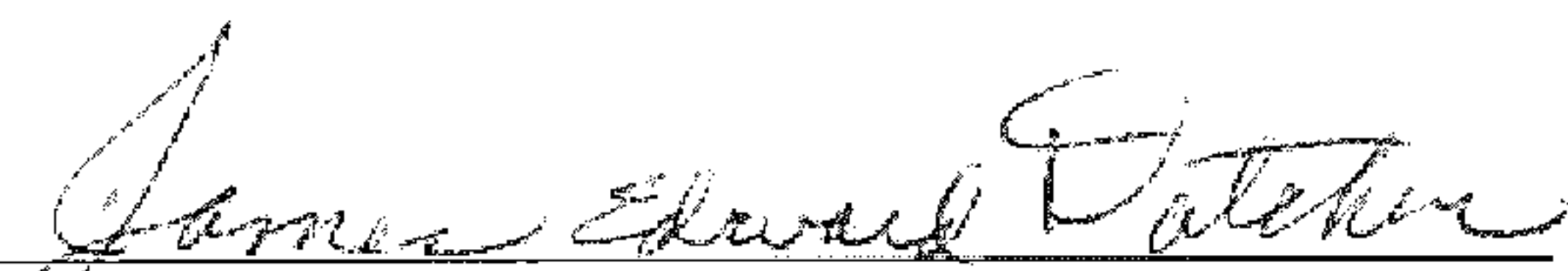
- 1. Ad valorem taxes due and payable October 1, 2024.
- 2. Easements, restrictions, rights of way, and permits of record.

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

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.

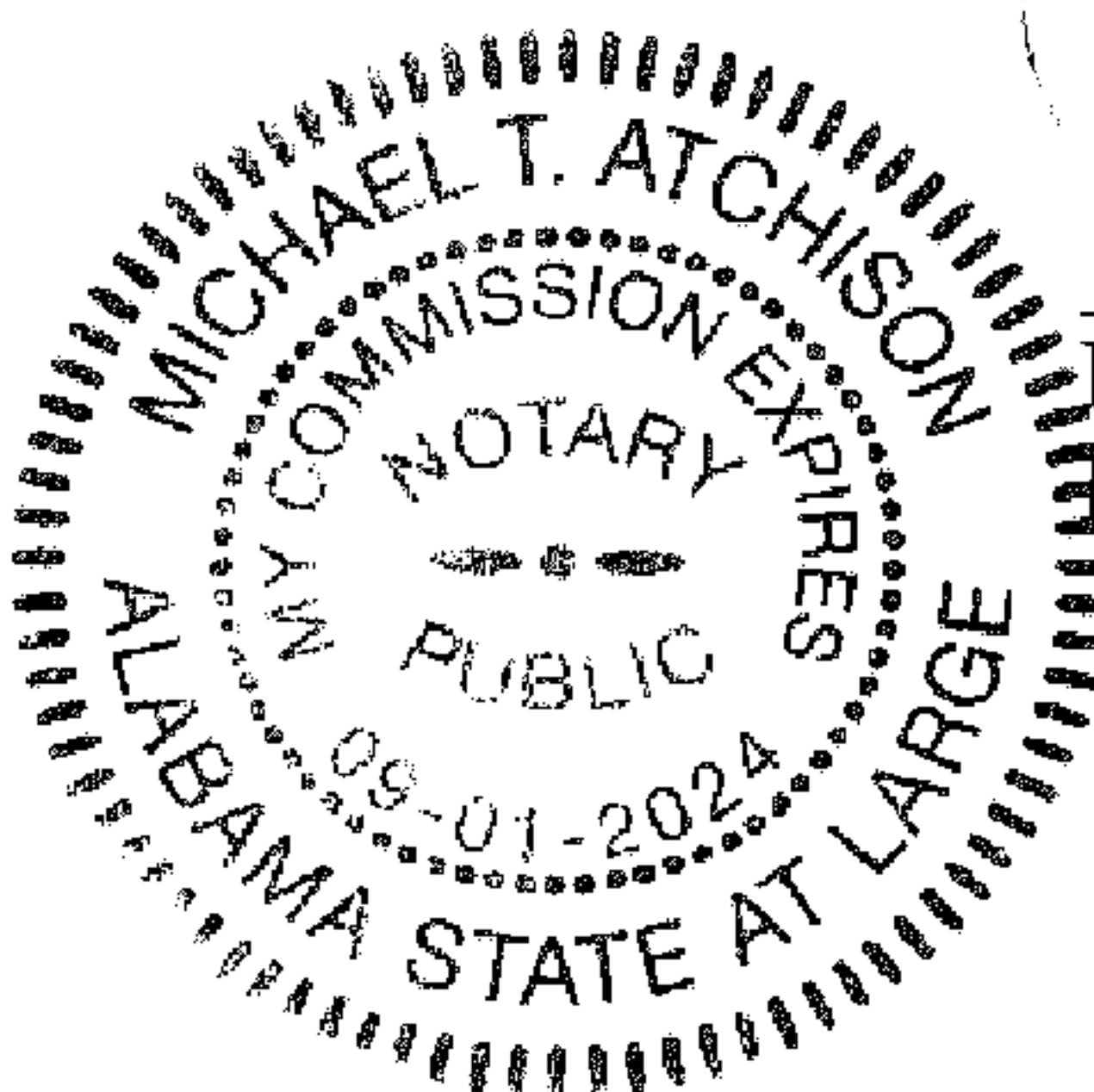
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18th day of January, 2024.


James Edward Datcher

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **James Edward Datcher** 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 18th day of January, 2024.



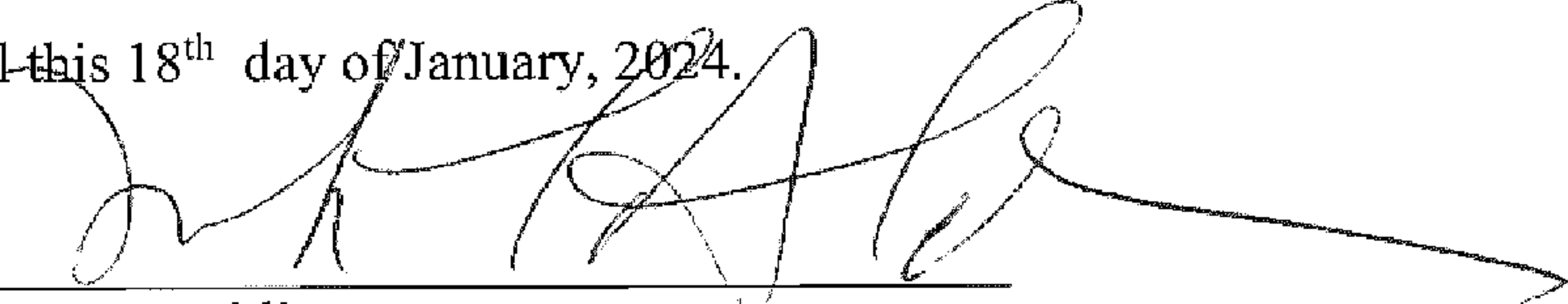
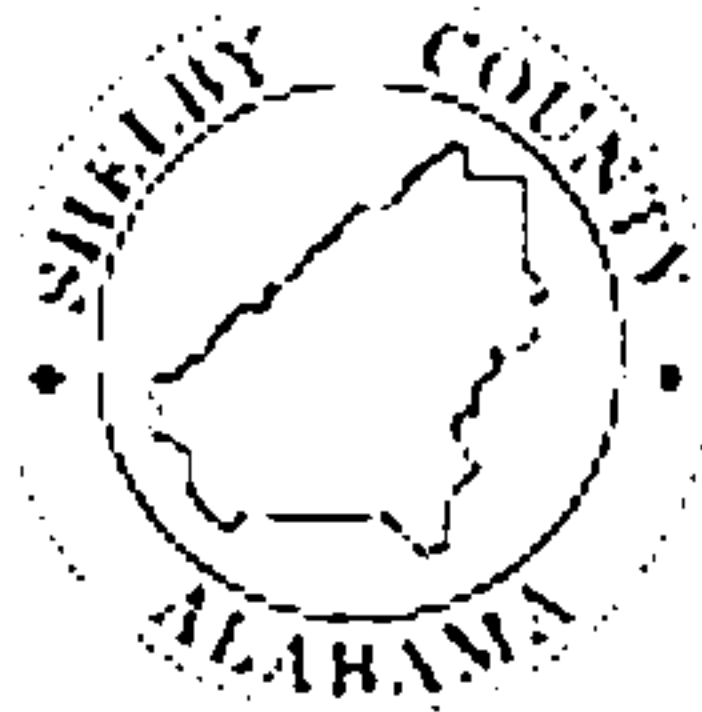

Notary Public
My Commission Expires

Exhibit "A" – Legal description**TRACT-5**

Commence at the northwest corner of the southwest quarter of the southeast quarter of Section 25, Township 19 south, Range 2 east, Shelby County, Alabama and run thence S 89° 11' 49" E along the north line of said quarter-quarter a distance of 1,022.68' to a steel rebar corner and the point of beginning of the property, Tract 5, being described; Thence continue last described course a distance of 255.71' to a steel rebar corner on the easterly margin of Shelby County Highway No. # 85; Thence run S 00° 48' 10" W along said margin of said highway a distance of 330.00' to a steel rebar corner; Thence run N 89° 11' 49" W a distance of 255.71' to a steel rebar corner; Thence run N 00° 48' 10" E a distance of 330.00' to the point of beginning, containing 1.94 acres and subject to any and all legal agreements, easements, restrictions and / or limitations of probated record, regulation or applicable law.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/19/2024 02:16:11 PM
 \$39.50 PAYGE
 20240119000015290

Allen S. Beyl

Real Estate Sales Validation Form

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

Grantor's Name James Edward Datcher
 Mailing Address 128 River Rd
Harpersville AL 35078

Grantee's Name Ruth Cahill Calhoun
 Mailing Address 197 Baker Creek Rd
Harpersville AL 35018

Property Address 197 Baker Creek Rd
Harpersville AL
35078

Date of Sale 1-18-24
 Total Purchase Price \$

or
 Actual Value \$

or
 Assessor's Market Value \$ 11,110.00

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

tax Value

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 1-18-24

Print James Edward Datcher

Unattested

(verified by)

Sign

James Edward Datcher
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1