

This instrument was prepared without  
benefit of title evidence or survey by:

Joshua D. Arnold  
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:  
1190 Glaze Ferry Road  
Harpersville, Alabama 35078

**WARRANTY DEED**  
**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA       )  
SHELBY COUNTY         )



20240122000015960 1/4 \$51.00  
Shelby Cnty Judge of Probate, AL  
01/22/2024 11:38:09 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Beverly Elaine Southern, a married woman, (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Vickie Ann Vick and Terrell D. Vick (herein referred to as GRANTEE, whether one or more) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of my right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

**SEE ATTACHED EXHIBIT A**

The above described property is **not** the homestead of GRANTOR and his or her spouse.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivorship, 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



20240122000015960 2/4 \$51.00  
Shelby Cnty Judge of Probate, AL  
01/22/2024 11:38:09 AM FILED/CERT

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.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this the 22 day of Jan, 2024.

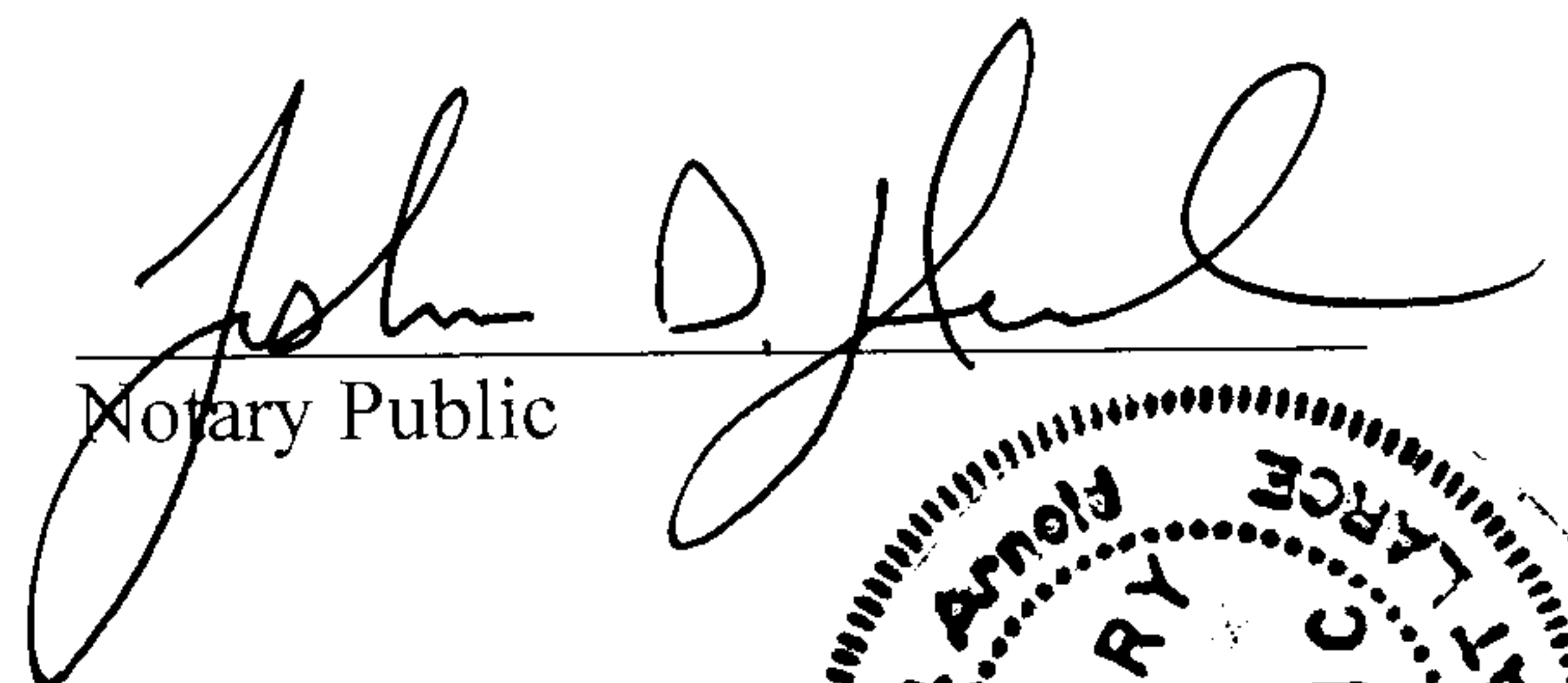
  
Beverly Elaine Southern

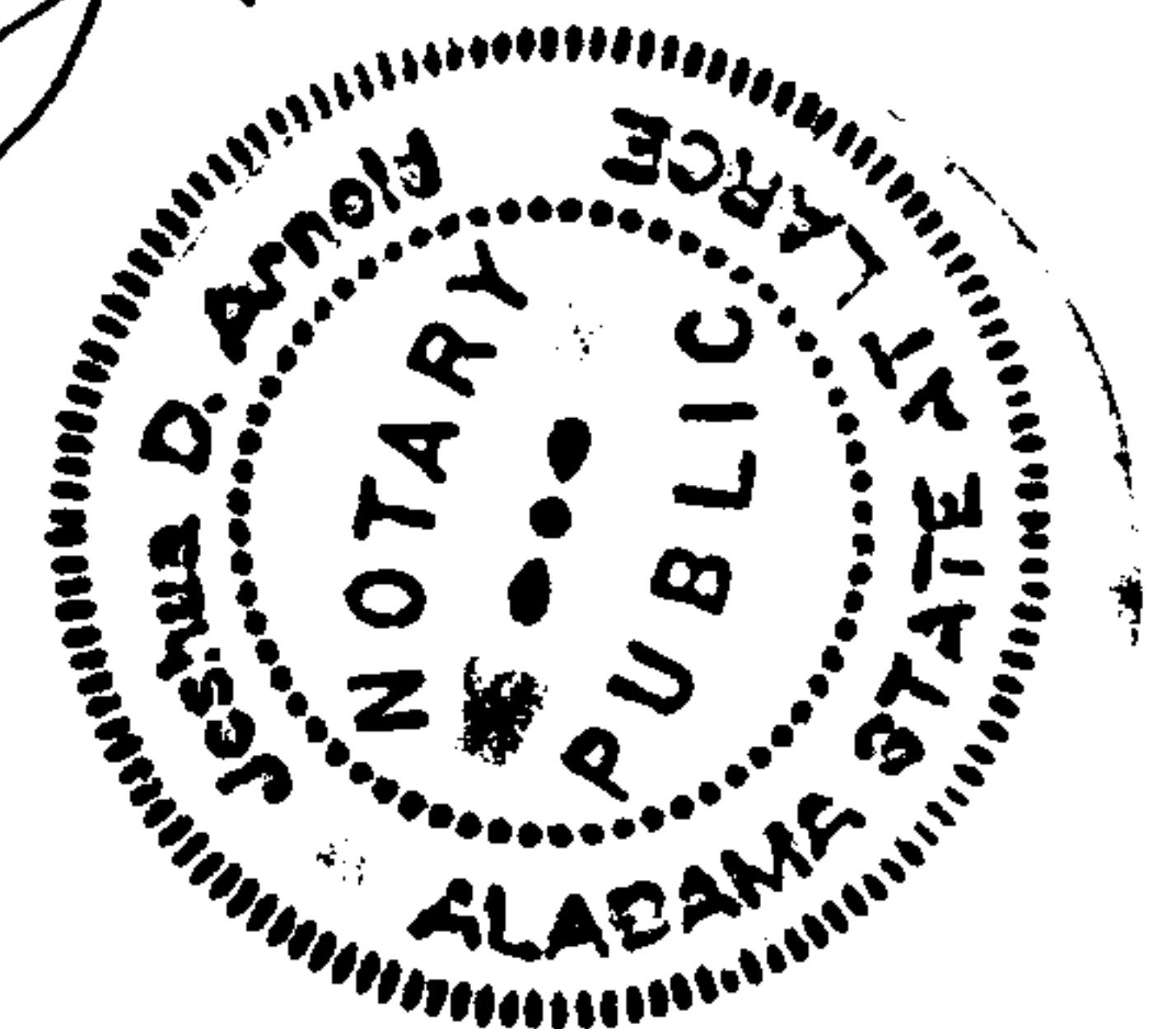
STATE OF ALABAMA     )  
SHELBY COUNTY        )

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Beverly Elaine Southern, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22<sup>ND</sup> day of JANUARY, 2024.

  
Notary Public



**EXHIBIT A**



20240122000015960 3/4 \$51.00  
Shelby Cnty Judge of Probate, AL  
01/22/2024 11:38:09 AM FILED/CERT

COMMENCE AT A FOUND RAILROAD SPIKE BEING THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 25, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN N 89°18'37" E FOR A DISTANCE OF 1322.83' TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE RUN N 00°42'58" W FOR A DISTANCE OF 378.17' TO A SET 5/8" CAPPED REBAR "CLINKSCALES" ON THE NORTHERLY RIGHT OF WAY OF GLAZE FERRY ROAD (60' R.O.W.), SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE LEAVING SAID RIGHT OF WAY RUN N 00°38'48" W FOR A DISTANCE OF 189.19' TO A FOUND 5/8" REBAR; THENCE RUN S 89°18'37" W FOR A DISTANCE OF 707.93' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES" ON THE EASTERLY RIGHT OF WAY OF NORFOLK SOUTHERN RAILROAD (100' R.O.W.); THENCE RUN ALONG SAID RAILROAD RIGHT OF WAY S 21°42'47" E FOR A DISTANCE OF 373.86' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES" ON THE NORTHERLY RIGHT OF WAY OF GLAZE FERRY ROAD (60' R.O.W.); THENCE RUN ALONG SAID RIGHT OF WAY N 69°28'31" E FOR A DISTANCE OF 346.74' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES", SAID POINT BEGINNING A CURVE TO THE RIGHT HAVING A RADIUS OF 709.08', A DELTA ANGLE OF 20°23'37", A CHORD BEARING OF N 79°39'01" E, AND A CHORD LENGTH OF 251.06'; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 252.39' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 3.86 ACRES MORE OR LESS.



Real Estate Sales Validation Form

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

Grantor's Name Beverly Elaine Southern  
Mailing Address 1006 Watermill Circle  
Birmingham, AL 35242

Grantee's Name Vickie Ann Vick and Terrell D. Vick  
Mailing Address 1190 Glaze Ferry Road  
Harpersville, AL 35078

Property Address 1037 Glaze Ferry Road  
Harpersville, AL 35078

Date of Sale 01/22/2024  
Total Purchase Price \$  
or  
Actual Value \$  
or  
Assessor's Market Value \$ 19,772.00

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 ☐ Appraisal  
☐ Sales Contract ☒ Other Tax Assessor's appraised value  
☐ 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 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 01-22-2024  
☐ Unattested  
[Signature] (verified by)  
Print Vickie Ann Vick  
[Signature] Vickie Ann Vick  
(Grantor/Grantee/Owner/Agent) circle one  
Form RT-1