

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: S-24-29717

Send Tax Notice To: John Harrell DeLoach, III  
Kathryn Stine DeLoach  
171 Highway 468  
Vincent, AL 35178

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Dollar and No Cents (\$1.00)**, 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, **John Harrell DeLoach III and wife, Kathryn Stine DeLoach**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **John Harrell DeLoach, III and Kathryn Stine DeLoach**, as joint tenants with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 0 Vacant, Vincent, AL 35178**; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2024 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$300,000.00 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 Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 27<sup>th</sup> day of March, 2024.

John Harrell DeLoach, III  
John Harrell DeLoach, III

Kathryn Stine DeLoach  
Kathryn Stine DeLoach

State of Alabama

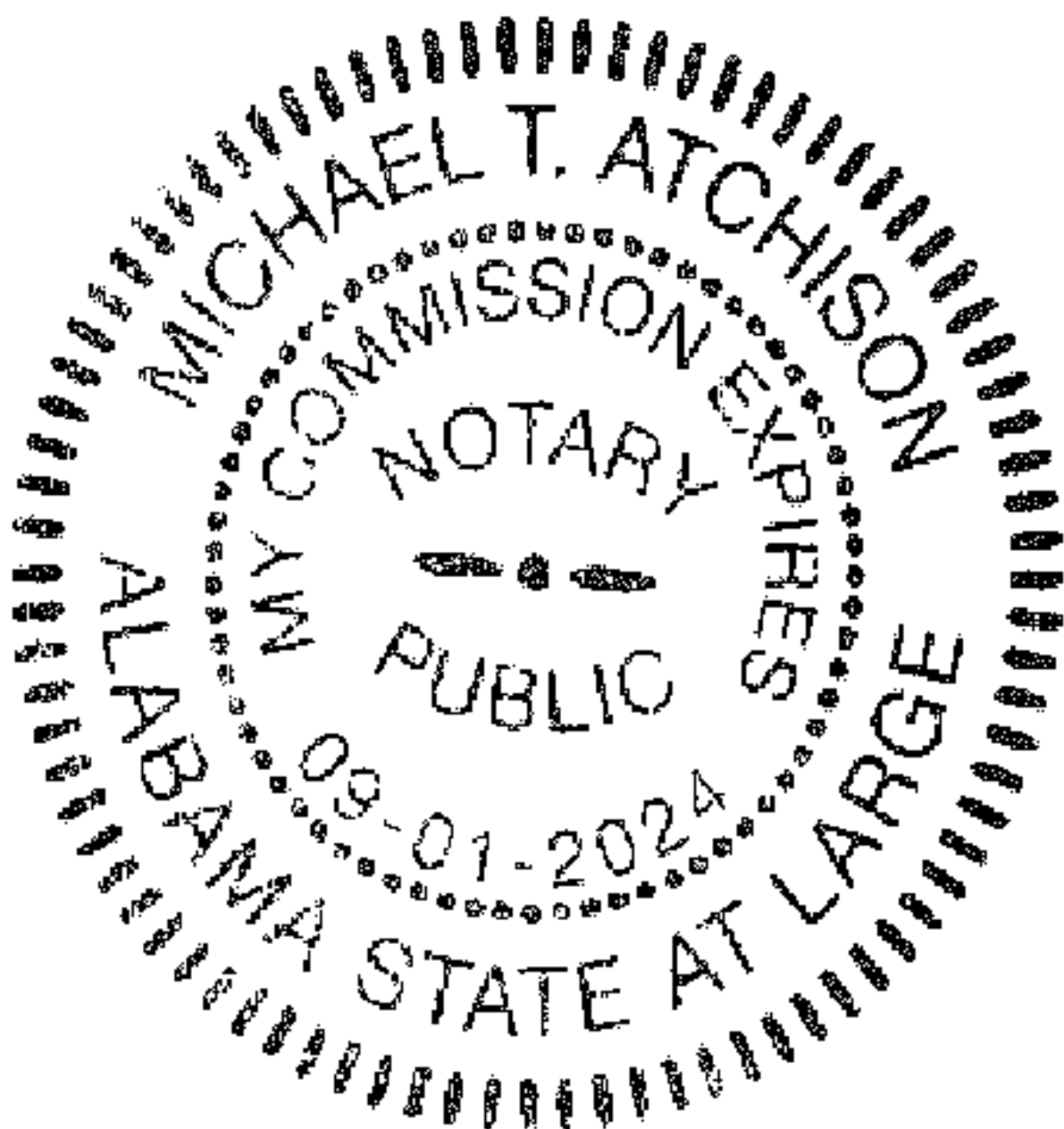
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that John Harrell DeLoach, III and Kathryn Stine DeLoach, 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 27<sup>th</sup> day of March, 2024.

Michael T. Atchison  
Notary Public, State of Alabama

My Commission Expires: 9-1-24



## EXHIBIT "A" LEGAL DESCRIPTION

**PARCEL I:** From a 3/4" rebar at the NE corner of Section 25, Township 18 South, Range 2 East, being the point of beginning of herein described parcel of land, run thence (true) South 00 degrees 37 minutes 34 seconds East along the East boundary of said Section 25 for a distance of 2738.18 feet to a 3/4" rebar at the SE corner of the SE 1/4-NE 1/4 of said Section 25; thence run South 89 degrees 10 minutes 33 seconds West along the accepted South boundary of said SE 1/4-NE 1/4 of said Section 25; thence run South 89 degrees 10 minutes 33 seconds West along the accepted South boundary of said SE 1/4-NE 1/4 for a distance of 1374.81 feet to a 1" pipe accepted as the SE corner of the SW 1/4-NE 1/4 of said SW 1/4-NE 1/4 for a distance of 1325.04 feet to a 5/8" rebar accepted as the SE corner of the NW 1/4 of Section 25, Township 18 South, Range 2 East; thence run South 89 degrees 04 minutes 30 seconds West along the accepted South boundary of said NW 1/4 for a distance of 2547.90 feet to a 5/8" rebar on the easterly boundary of U.S. Highway #231 (100' R.O.W.); thence run North 33 degrees 04 minutes 20 seconds East along said highway boundary for a distance of 1585.70 to a 1/2" rebar; thence run North 84 degrees 32 minutes 44 seconds East along an accepted property line for a distance of 447.45 feet to a 1/2" pipe; thence run North 00 degrees 19 minutes 56 seconds West along an accepted property line for a distance of 635.82 feet to a 1.5" pipe on the easterly boundary of aforementioned U.S. Highway #231; thence run North 33 degrees 04 minutes 20 seconds East along said highway boundary for a distance of 33.65 feet to a 3/4" rebar; thence run South 70 degrees 20 minutes 03 seconds East along an accepted property line for a distance of 1784.20 feet to a 5/8" rebar in the center of Glaze Branch; thence run North 43 degrees 24 minutes 59 seconds East along said branch centerline for a distance of 130.97 feet; thence run North 23 degrees 04 minutes 41 seconds East along said branch centerline for a distance of 75.19 feet; thence run North 76 degrees 44 minutes 38 seconds East along said branch centerline for a distance of 107.22 feet; thence run North 53 degrees 35 minutes 14 seconds East along said branch centerline for a distance of 61.91 feet; thence run North 28 degrees 25 minutes 19 seconds East along said branch centerline for a distance of 115.62 feet; thence run South 84 degrees 33 minutes 21 seconds East along said branch centerline for a distance of 51.24 feet; thence run North 34 degrees 01 minute 29 seconds East along said branch centerline for a distance of 89.82 feet; thence run North 00 degrees 09 minutes 19 seconds West along said branch centerline for a distance of 52.00 feet; thence run North 32 degrees 39 minutes 25 seconds East along said branch centerline for a distance of 132.24 feet to a 5/8" rebar; thence run North 39 degrees 29 minutes 29 seconds East along said branch centerline for a distance of 39.55 feet; thence run North 19 degrees 03 minutes 59 seconds East for a distance of 86.39 feet; thence run North 02 degrees 21 minutes 42 seconds West along said branch centerline for a distance of 98.16 feet; thence run North 33 degrees 15 minutes 58 seconds West along said branch centerline for a distance of 46.82 feet; thence run North 08 degrees 55 minutes 14 seconds East along said branch centerline for a distance of 46.03; thence run North 09 degrees 09 minutes 01 seconds West along said branch centerline for a distance of 68.66 feet; thence run North 16 degrees 49 minutes 55 seconds East along said branch centerline for a distance of 51.52 feet; thence run North 21 degrees 57 minutes 31 seconds West along said branch centerline for a distance of 35.34 feet; thence run North 12 degrees 39 minutes 49 seconds East along said branch centerline for a distance of 157.11 feet; thence run North 56 degrees 36 minutes 22 seconds East along said branch centerline for a distance of 54.23 feet; thence run North 82 degrees 04 minutes 00 seconds East along said branch centerline for a distance of 84.90 feet; thence run South 79 degrees 47 minutes 15 seconds East along said branch centerline for a distance of 106.19 feet; thence run North 63 degrees 28 minutes 55 seconds East along said branch centerline for a distance of 38.93 feet; thence run North 31 degrees 46 minutes 52 seconds East along said branch centerline for a distance of 71.18 feet; thence run North 05 degrees 48 minutes 35 seconds East along said branch centerline for a distance of 86.26 feet; thence run North 29 degrees 55 minutes 08 seconds East along said branch centerline for a distance of 17.49 feet to a 1/2" rebar on the North boundary of Section 25, Township 18 South, Range 2 East, said point being North 88 degrees 22 minutes 42 seconds East, 3950.31 feet of a 1.25" pipe at the NW corner of said Section 25; thence run North 88 degrees 22 minutes 42 seconds along the North boundary of said Section 25 for a distance of 10.71 feet to a 1.25 pipe at the NW corner of the NE 1/4-NE 1/4 of said section 25; thence continue North 88 degrees 22 minutes 42 seconds for a distance of 1320.34 feet to the point of beginning of herein described parcel of land, situated in the NE 1/4-NW 1/4 and the S 1/2-NW 1/4 and the NE 1/4 of Section 25, Township 18 South, Range 2 East, Shelby County, Alabama.

**PARCEL II:** All of that part of the SE 1/4 of SE 1/4 of Section 24, Township 18 South, Range 2 East, lying South of Kelly Creek and East of Glade Branch, Shelby County, Alabama.

**PARCEL III:** That portion of the SE 1/4 and the East Half of SW 1/4 of Section 24, Township 18 South, Range 2 East, lying northerly of Kelley Creek and easterly of the Coosa Valley Dirt Road;  
LESS AND EXCEPT U.S. 231 right of way and Macedonia and Colored Cemetery, being in Shelby County, Alabama.  
LESS AND EXCEPT any part of above property lying West of U.S. Highway 231.  
LESS AND EXCEPT Inst. No. 2011080900023327 and Inst. No. 2013031400010654.



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

Grantor's Name	John Harrell DeLoach, III	Grantee's Name	John Harrell DeLoach, III Kathryn Stine DeLoach
Mailing Address	0 Vacant Vincent, 35178 35178	Mailing Address	171 Highway 468 Vincent, AL 35178
Property Address	0 Vacant Vincent, AL 35178	Date of Sale	March 27, 2024
		Total Purchase Price	<b>\$300,000.00</b>
		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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input checked="" type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input type="checkbox"/>	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 March 27, 2024

Print M. H. DeLoach

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/28/2024 03:14:04 PM  
\$328.00 JOANN  
20240328000085580

*Allen S. Boyd*

Form RT-1