

SEND TAX NOTICE TO:


Robert and Sandra Armstrong

3181 Chelsea Road

Columbiana, AL 35051

THIS INSTRUMENT WAS PREPARED BY

WALLACE | ELLIS
ELLIS • HEAD • OWENS • JUSTICE • ARNOLD • GRAHAM
P. O. BOX 587
COLUMBIANA, ALABAMA 35051


20240424000119480 1/4 \$77.00
Shelby Cnty Judge of Probate, AL
04/24/2024 02:19:40 PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollars (\$1.00) and other good and valuable consideration to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, **Sandra Armstrong** and husband, **Robert Armstrong** (herein referred to as grantors), do grant, bargain, sell and convey unto **Sandra Armstrong** and **Robert Armstrong** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

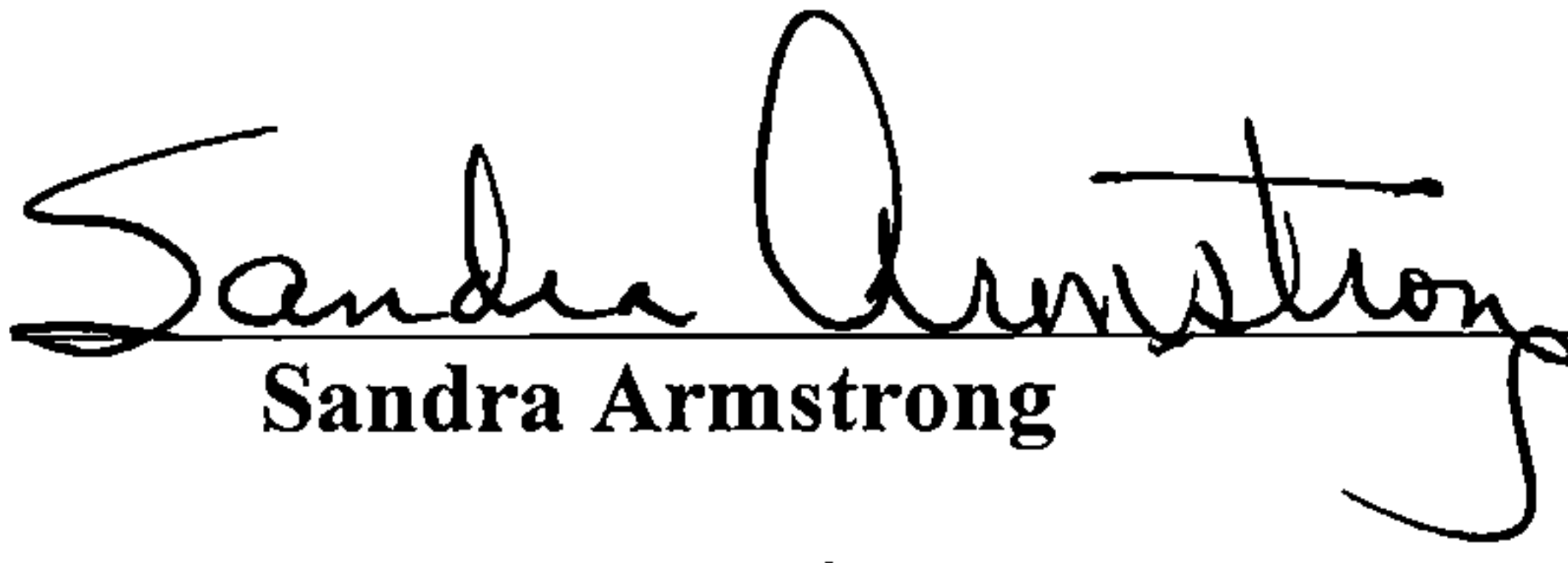
Property described on Exhibit “A” attached hereto and made part and parcel hereof as fully as if set out here, which said exhibit has been signed for identification purposes.


(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

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 we do for ourselves and for our heirs, executors, and administrators, covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 24 day of April, 2024.

 (SEAL)
Sandra Armstrong

 (SEAL)
Robert Armstrong

(notary acknowledgment on following page)

Shelby County, AL 04/24/2024
State of Alabama
Deed Tax: \$46.00

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Sandra Armstrong** and husband, **Robert Armstrong**, whose names are signed to the foregoing conveyance, and who are 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 24 day of April, 2024.

Josh Egan (SEAL)
Notary Public

My Commission Expires:

5-2-26



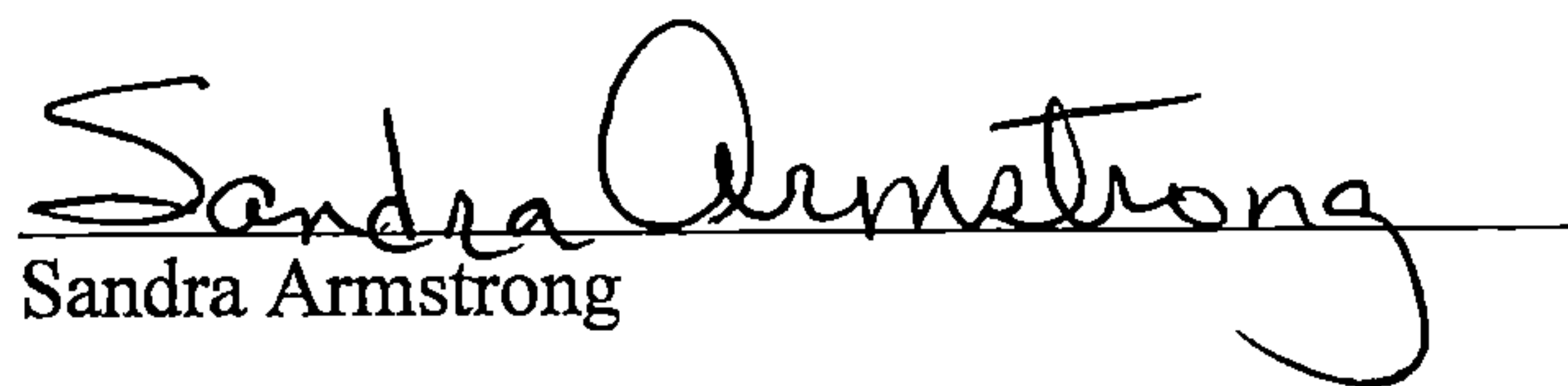
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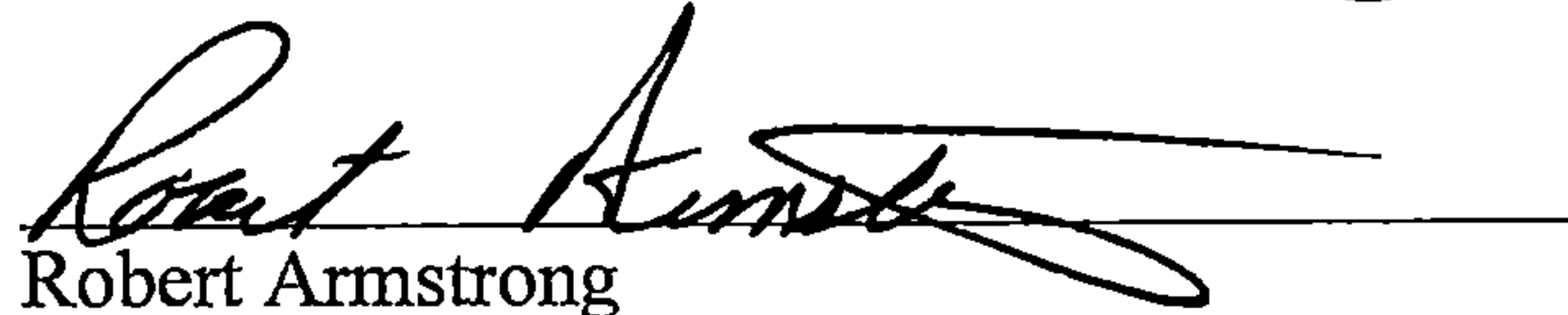
Exhibit "A"

Commence at the NE corner of the NE 1/4 of the SW 1/4 of Section 2, Township 21 South, Range 1 West, Shelby County, Alabama, thence run Westerly along the North line of said quarter-quarter 200.0 feet to the point of beginning of the property being described; thence 96 deg. 55 min. left and run South-Southeasterly 683.23 feet to a point; thence 98 deg. 01 min. right and run Westerly 990.0 feet to a point on the East right of way line of Shelby County Highway No. 47; thence 83 deg. 27 min. right and run Northwesterly along said right of way line 30.20 feet to a point; thence 96 deg. 33 min. right and run Easterly 652.02 feet to a point; thence 97 deg. 39 min. left and run Northwesterly 645.93 feet to a point on the North line of said quarter-quarter; thence 96 deg. 33 min. right and run Easterly along said quarter-quarter line 332.17 feet to the point of beginning, containing 5.63 acres and marked on the corners as shown on the plat, according to Survey of Joseph E. Conn, Jr., Registered Land Surveyor, dated October 6, 1980.

Also, Commence at the NE corner of the NE 1/4 of the SW 1/4 of Section 2, Township 21 South, Range 1 West, Shelby County, Alabama, thence run Westerly along the North line of said quarter-quarter 200.0 feet; thence 96 deg. 55 min. left and run South-Southeasterly 683.23 feet to a point; thence 98 deg. 01 min. right and run Westerly 990.0 feet to a point on the East right of way line of Shelby County Highway No. 47; thence 83 deg. 27 min. right and run Northwesterly along said right of way line 30.20 feet; thence 96 deg. 33 min. right and run Easterly 376.03 feet to the point of beginning of the property herein described; thence continue along the same course a distance of 276.0 feet; thence 97 deg. 39 min. left and run Northwesterly 210.0 feet; thence run Westerly a distance of 276 feet to a point which is 210 feet from the point of beginning; thence run Southeasterly 210.0 feet to the point of beginning, according to Survey of Joseph E. Conn, Jr., Registered Land Surveyor, dated October 6, 1980.

SIGNED FOR IDENTIFICATION:


Sandra Armstrong


Robert Armstrong



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Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Sandra/Robert Armstrong
Mailing Address 3181 Chelsea Road
Columbiana, AL 35051


Grantee's Name Sandra and Robert Armstrong
Mailing Address 3181 Chelsea Road
Columbiana, AL 35051

Property Address 3170
3181 Chelsea Road
Columbiana, AL 35051

Date of Sale 04 -24- 2024
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 45,780


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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 Based on Total Market Value on file in the Office of the
☐ Closing Statement Shelby County Property Tax Commissioner

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 04-24- 2024

Print Sandra Armstrong

Unattested

Sign Sandra Armstrong

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1