

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



20240424000119490 1/4 \$94.00
Shelby Cnty Judge of Probate, AL
04/24/2024 02:19:41 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:

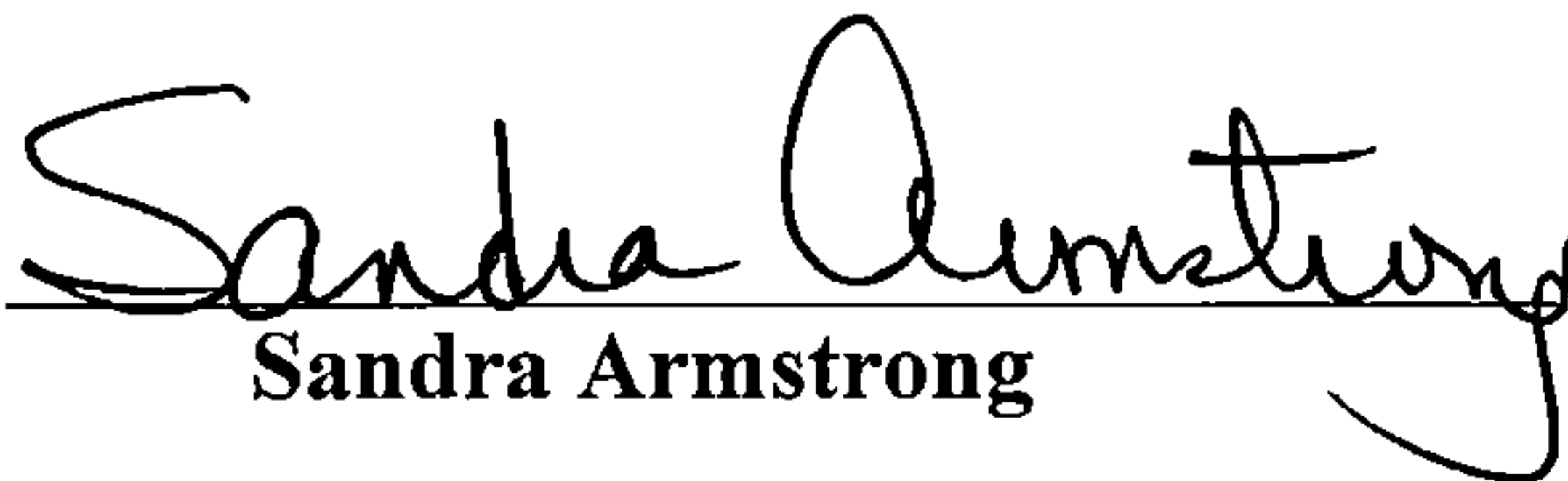
Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out here, which said exhibit has been signed for identification purposes.

(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

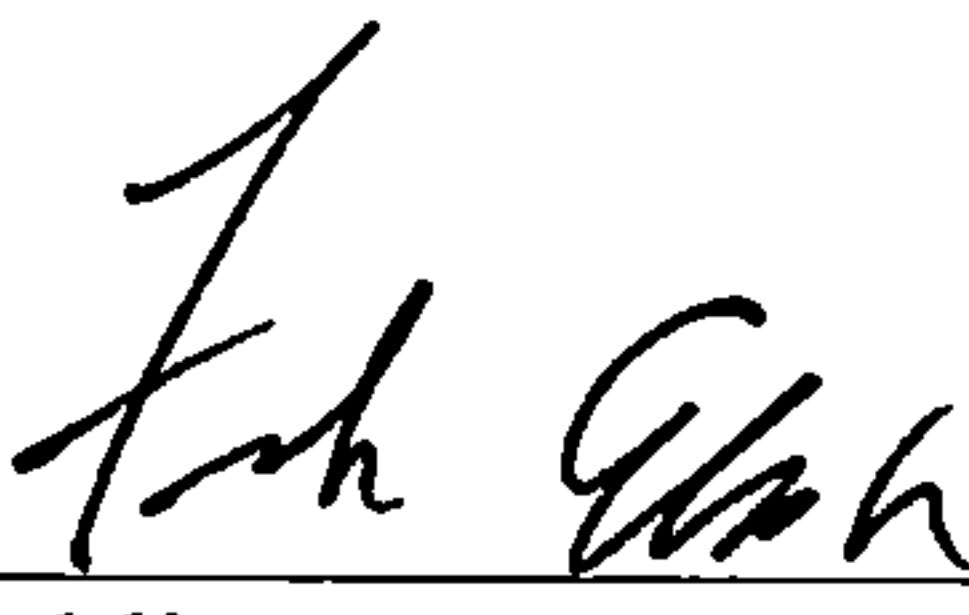
(notary acknowledgment on following page)

Shelby County, AL 04/24/2024
State of Alabama
Deed Tax: \$63.00

STATE OF ALABAMA
SHELBY COUNTY

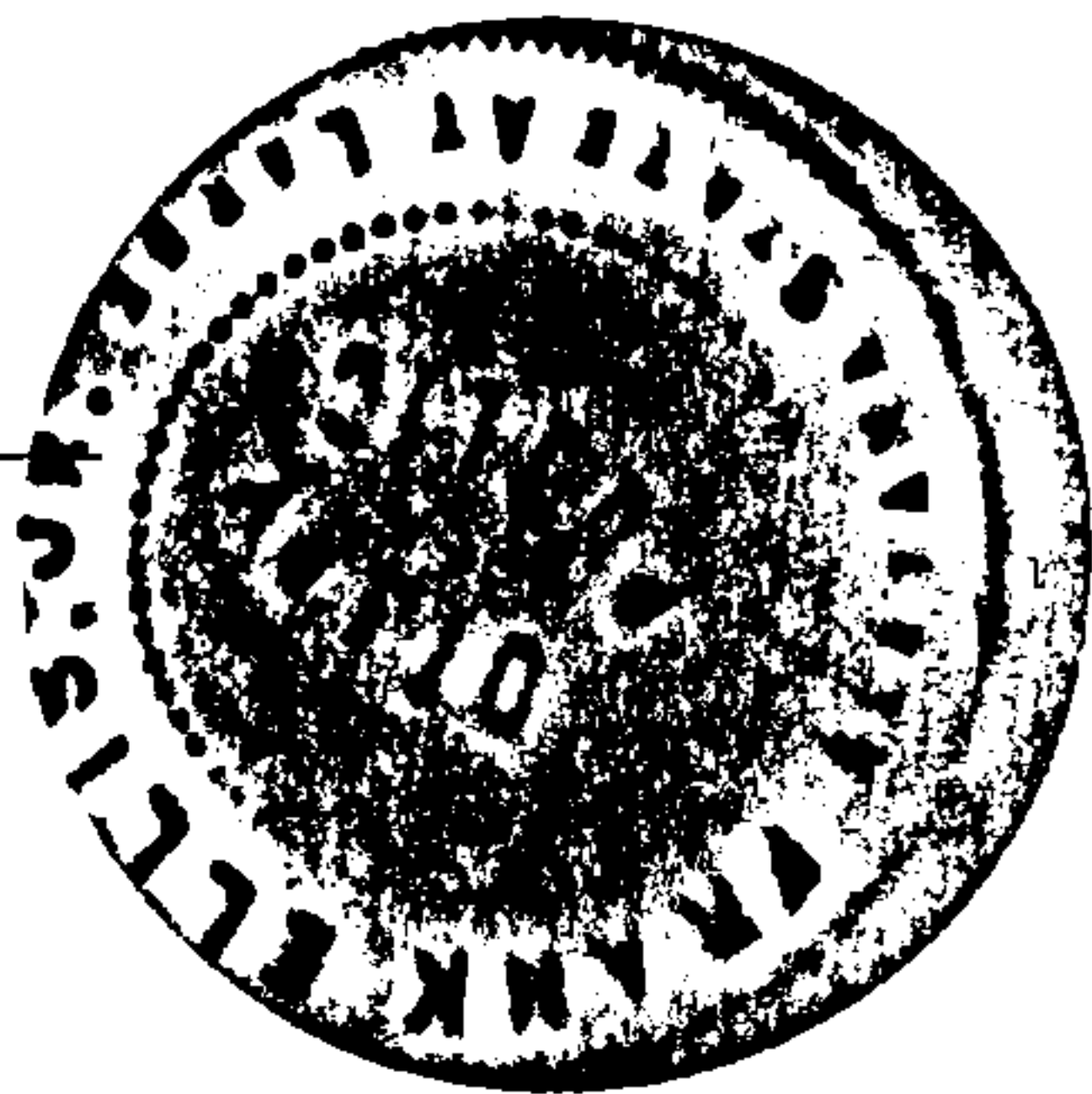
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Sandra Armstrong** and husband, **Robert Armstrong**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the 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.

 (SEAL)
Notary Public

My Commission Expires:

5-2-26



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Exhibit "A"

Begin at the Southwest corner of NE 1/4 of SW 1/4 of Section 2, Township 21, Range 1 West and run East along the South line of said forty acres 150 feet to the West line of the right of way of Columbiana-Chelsea paved road; thence along said right of way North 160 feet; thence West and parallel with the South line of said forty acres 150 feet to the West line of said forty acres; thence along same South 160 feet to the point of beginning, being situated in Shelby County, Alabama.

LESS AND EXCEPT the following described property which has been previously conveyed to A. W. Bell and wife, Lura Bell, by deed dated August 28, 1997, and recorded as Instrument Number 1997-27655 in the Probate Records of Shelby County, Alabama:

Commence at the Southwest corner of the NE 1/4 of the SW 1/4, Section 2, Township 21 South, Range 1 West; thence run Easterly along the South boundary of said 1/4 1/4 for 143.53 feet to the point of intersection of the West right of way line of County Highway 47; thence turn an angle of 87 deg. 28 min. 32 sec. to the left and run along said right of way for 166.70 feet; thence continue along said right of way along a curve to the left, having a radius of 2824.79 feet and central angle of 2 deg. 56 min. 50 sec., for an arc distance of 145.30 feet to the point of beginning; thence continue along said right of way along said curve to the left, having a radius of 2824.79 feet and a central angle of 4 deg. 15 min. 34 sec., for an arc distance of 210.00 feet; thence turn an angle of 89 deg. 16 min. 20 sec. to the left, from the tangent to the curve, and run 138.91 feet; thence turn an angle of 23 deg. 38 min. 05 sec. to the left and run 98.34 feet; thence turn an angle of 72 deg. 19 min. 30 sec. to the left and run 156.97 feet; thence turn an angle of 80 deg. 05 min. 09 sec. to the left and run 208.05 feet to the point of beginning. Said parcel is lying in the NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4, Section 2, Township 21 South, Range 1 West, and contains 0.99 acre.

Subject to easements, rights-of-way, and restrictions of record.

The purpose of the deed recorded as Instrument Number 1997-27655 in the Probate Records of Shelby County, Alabama, was to relinquish any claim of title the grantors had in and to the property therein conveyed to the grantees, and to establish the boundary lines of the grantees, and to acknowledge the correct legal description of the property, as determined by John Gary Ray.

LESS AND EXCEPT the following described property which has been previously conveyed to Robert Armstrong and wife, Sandra Armstrong, by deed dated August 28, 1997, and recorded as Instrument Number 1997-27653 in the Probate Records of Shelby County, Alabama:

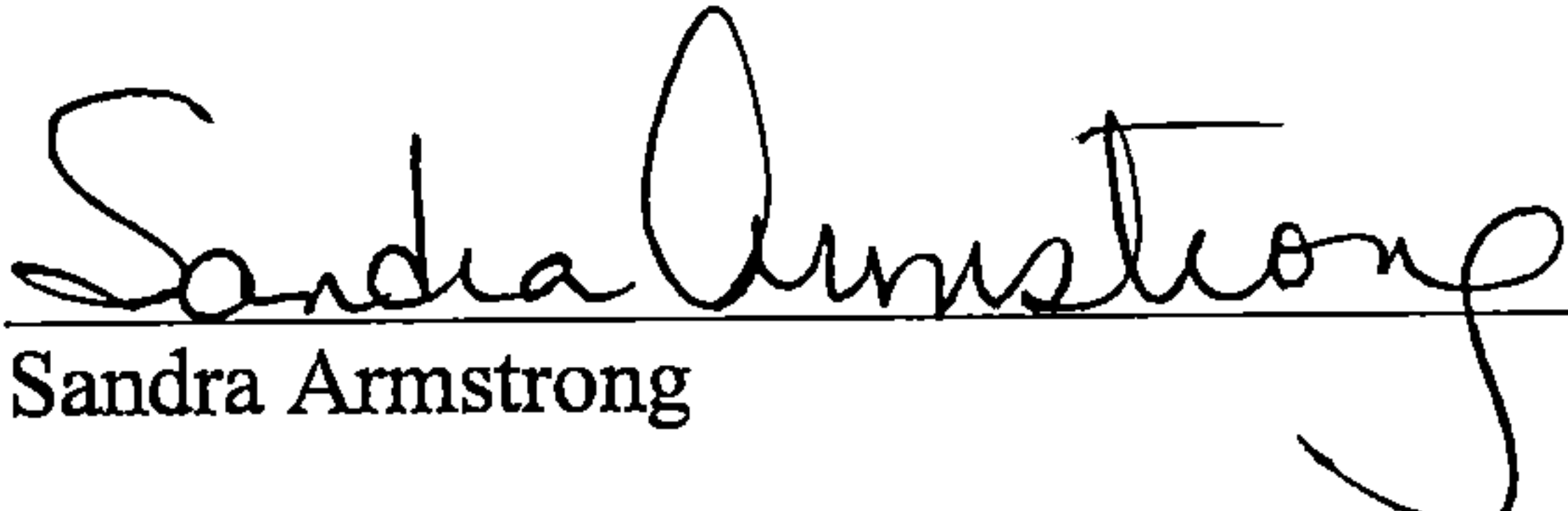
Commence at the Southwest corner of the NE 1/4 of the SW 1/4, Section 2, Township 21 South, Range 1 West; thence run Easterly along the South boundary of said 1/4 1/4 for 143.53 feet to the point of intersection of the West right of way line of County Highway 47; thence turn an angle of 87 deg. 28 min. 32 sec. to the left and run along said right of way for 140.13 feet to the point of beginning; thence continue along the last described course along said right of way for 26.57 feet; thence continue along said right of way along a curve to the left, having a radius of 2824.79 feet and central angle of 2 deg. 56 min. 50 sec., for an arc distance of 145.30 feet; thence turn an angle of 89 deg. 34 min. 38 sec. to the left, from the tangent to the curve, and run 208.05 feet; thence turn an angle of 99 deg. 54 min. 51 sec. to the left and run 174.42 feet; thence turn an angle of 80 deg. 05 min. 09 sec. to the left and run 174.18 feet to the point of beginning. Said parcel is lying in the NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4, Section 2, Township 21 South, Range 1 West, and contains 0.76 acre.

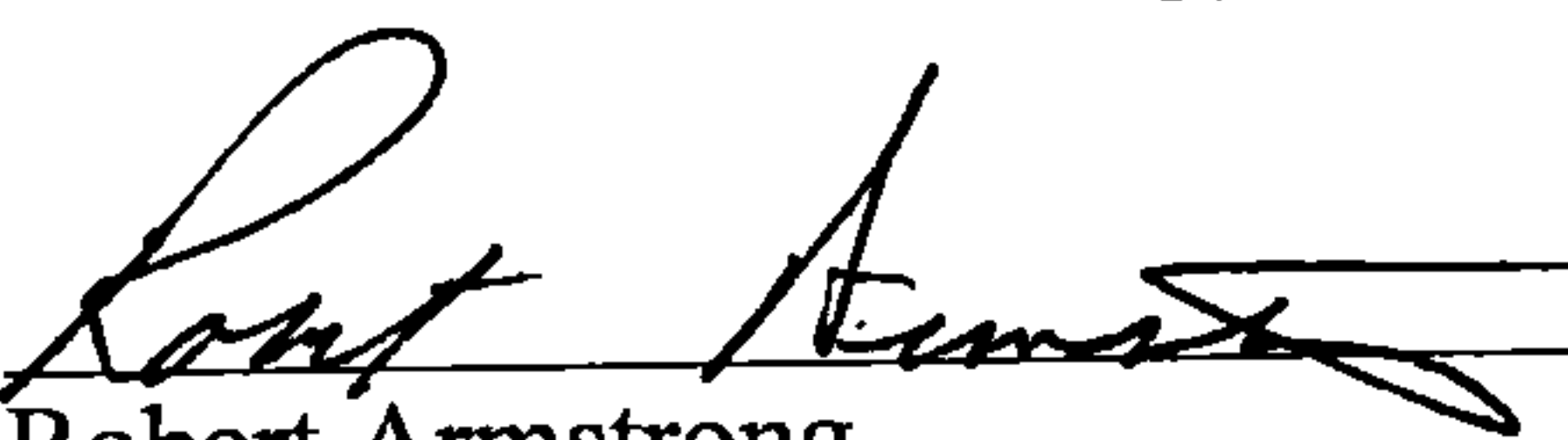
Subject to easements, rights-of-way, and restrictions of record.


The purpose of the deed recorded as Instrument Number 1997-27653 in the Probate Records of Shelby County, Alabama, was to relinquish any claim of title the grantors had in and to the property therein conveyed to the grantees, and to establish the boundary lines of the grantees, and to acknowledge the correct legal description of the property, as determined by John Gary Ray.

Grantor intends to convey to Grantee all of the right, title, and interest of Grantor in and to any and all real property located in Shelby County, Alabama, whether correctly described herein or not.

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 3155 Chelsea Road
Columbiana, AL 35051

Date of Sale 04 -24- 2024
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 62,690

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

Sign Sandra Armstrong
(Grantor/Grantee/Owner/Agent) circle one

Un-attested



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Form RT-1