

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

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Beverly Tidmore Vick
169 Alston Farm Rd
Columbiana AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TWENTY FIVE THOUSAND HUNDRED AND NO/00 DOLLARS (\$25,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Charles Tidmore and wife, Joyce Tidmore* (herein referred to as *Grantor*) grant, bargain, sell and convey unto *Beverly Tidmore Vick and Charles Lamar Vick, as joint tenants with right of survivorship* (herein referred to as *Grantees*), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

See Attached Exhibit “A” for Legal Description

SUBJECT TO:

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

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 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 21st day of June 2024.

Charles O. Tidmore
Charles Tidmore

Joyce Tidmore
Joyce Tidmore

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Charles Tidmore and Joyce Tidmore*, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of June, 2024.

April Clark
Notary Public
My Commission Expires: 9-1-2024

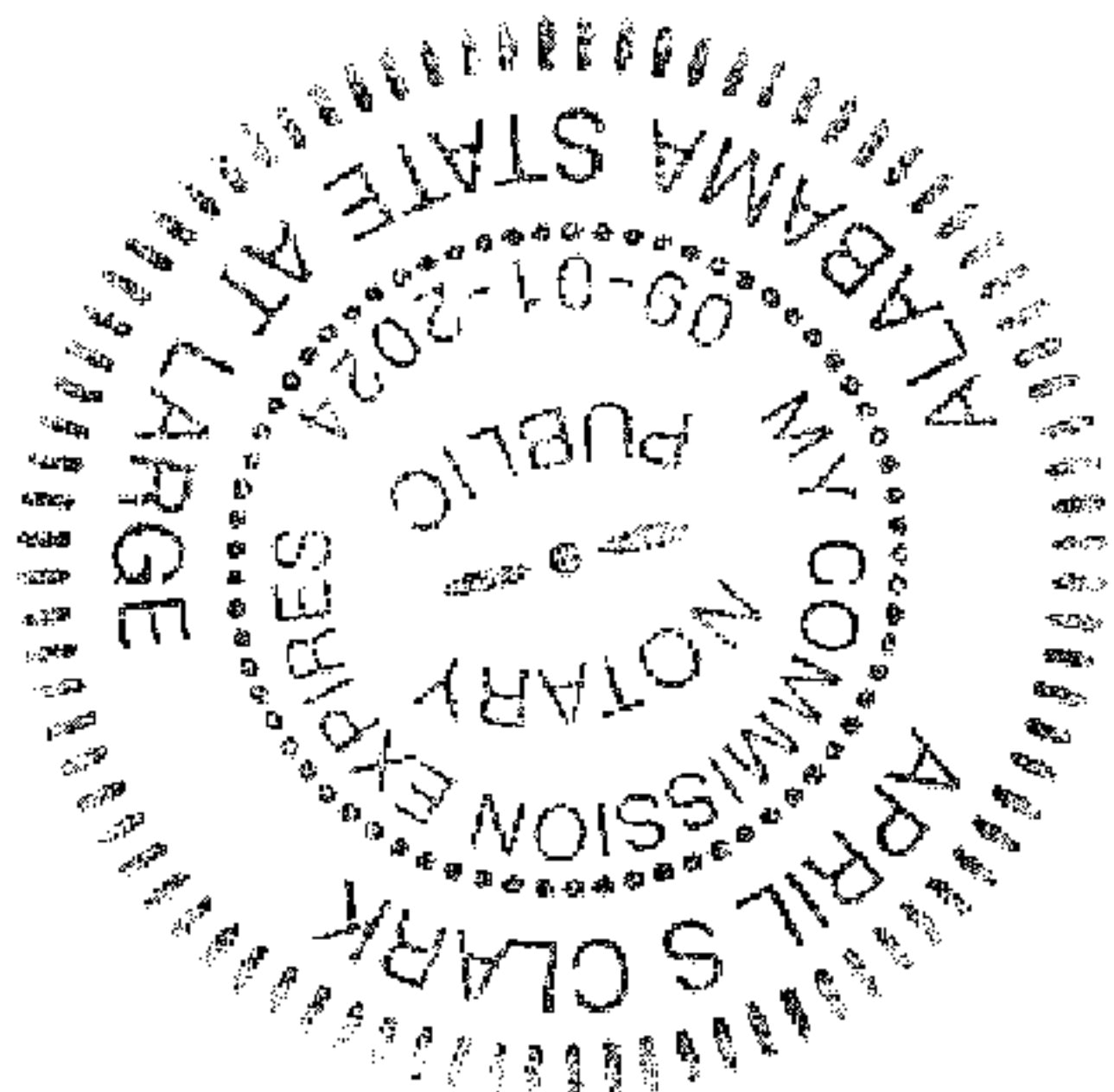


Exhibit "A" – Legal Description

Begin at the SE Corner of the SE ¼ of the SW ¼ of the SW ¼ Section 6, Township 21 South, Range 1 West; thence run West along the South line thereof 1328.78 feet to the SW Corner of said ¼ - ¼ section; thence turn 90°57'56" right and run North along the West line thereof 1330.96 feet to the NW corner of said ¼ - ¼ section; thence turn 89°02'25" right and run East along the North line thereof 1326.29 feet to the NE corner of said ¼ - ¼ section; thence turn 89°09'17" left and run northerly 208.36 feet; thence turn 89°09'17" right and turn easterly 208.68 feet; thence turn 90°50'43" right and run Southerly 298.39 feet to the centerline of Shelby County Highway #34 and a point of curve to the left, having a radius of 387.01 feet, a central angle of 16°36'20"; thence turn 93°40'03" right to tangent run along said curve along said centerline 112.16 feet; thence continue along said centerline 99.8 feet to the East line of said ¼ - ¼ section; thence turn 77°03'18" left and run south along said east line thereof 1212.45 feet to the point of beginning. Less and Except the prescriptive R/W of Shelby County Highway #34.

According to the survey of Simmons Surveying, dated March 1, 1993.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/24/2024 09:58:44 AM
 \$53.00 LAURA
 20240624000187090

Alvin S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name	<u>Charles Tidmore</u>	Grantee's Name	<u>Beverly Tidmore Vick</u>
Mailing Address	<u>205 Alston Farm Rd</u> <u>Columbiana AL</u> <u>35051</u>	Mailing Address	<u>169 Alston Farm Rd</u> <u>Columbiana AL</u> <u>35051</u>
Property Address	<u>Vacant</u>	Date of Sale	<u>6-21-24</u>
		Total Purchase Price	<u>\$ 25,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 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 _____

Print Charles Tidmore

Unattested

Sign Charles Tidmore
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1