



20240726000230730 1/4 \$71.50
Shelby Cnty Judge of Probate, AL
07/26/2024 10:35:15 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

This indenture, made this 5th day of November 2021,
between Richard E. Overton, **grantor**, and Richard E. Overton, and
wife, Janice M. Overton, **grantees**:

WITNESSETH:

That the grantor, in consideration of the sum of Ten and
no/100 (\$10.00) DOLLARS in hand paid by the grantees, the
receipt whereof is hereby acknowledged, and other good and
valuable consideration do hereby grant, bargain, sell and convey
unto the said party of the second part the following described
real estate, to wit:

The N $\frac{1}{2}$ of N $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 12, Township 18
South, Range 1 East and a part of the N $\frac{1}{2}$ of S $\frac{1}{2}$ of N $\frac{1}{2}$ of NW $\frac{1}{4}$ of
NE $\frac{1}{4}$ of Section 12, Township 18 South, Range 1 East, being more
particularly described as follows: Commence at the SW corner of
the N $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 12, Township 18 South, Range 1
East; Thence East along the south line of said N $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$
of said section 12, Township 18 South, Range 1 East for a
distance of 1050.23 ft. Thence 89° 59' 42" to the left for a
distance of 164.54 ft. to a found " rebar and point of beginning
of parcel herein described said point being on the south line of
the N $\frac{1}{2}$ of S $\frac{1}{2}$ of N $\frac{1}{2}$ of said N.W. $\frac{1}{4}$ of N.E. $\frac{1}{4}$ of said section;
Thence continue along the last named course a distance of 45.01
ft. to a found " rebar; Thence 89° 59' 15" to the left for a
distance of 1050.38 ft. to a set $\frac{1}{2}$ " rebar on the west line of
said N $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 12, Township 18 south,
range 1 east; Thence 89° 56' 52" to the right along said west
line for a distance of 447.19 ft. to a found 1" pipe; Thence 90°
01' 43" to the right for a distance of 1326.52 ft. to a set $\frac{1}{2}$ "
rebar on the east line of said N $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section
12, Township 18 South, Range 1 East; Thence 89° 50' 23" to the
right along said East line for a distance of 492.91 ft. to a set
 $\frac{1}{2}$ " rebar said point being the south line of the N $\frac{1}{2}$ of S $\frac{1}{2}$ of N $\frac{1}{2}$

Shelby County, AL 07/26/2024
State of Alabama
Deed Tax: \$40.50



20240726000230730 2/4 \$71.50
Shelby Cnty Judge of Probate, AL
07/26/2024 10:35:15 AM FILED/CERT

of N.W.¼ of N.E.¼ of said Section 12, Township 18 South, Range 1 East; Thence 90° 12' 56" to the right along south line for a distance of 277.31 ft. To the point of beginning.

Also the following described property:

Tract 1: Commence at the SW corner of Section 1, Township 18 South, Range 1 East; Thence East along the south line of said section for a distance of 2655.01 ft. to found 1" pipe on the west line of the SW¼ of SE¼ of said section 1, Township 18 South, Range 1 east, said point being the point of beginning of parcel herein described; Thence 0° 07' 05" to the left along said south line of said section for a distance of 1326.52 ft. to a set ½" rebar on the east line of the SW¼ of SE¼ of said Section 1, Township 18 South, Range 1 East; Thence 90° 09' 37" to the left along said east line for a distance of 206.24 ft. to a set ½" rebar; Thence 93° 33' 57" to the left for a distance of 1328.81 ft. to a set ½" rebar on the west line of said SW¼ of SE¼ of said Section 1, Township 18 South, Range 1, East; Thence 86° 18' 09" to the left along said west line for a distance of 119.89 ft. to the point of beginning.

TO HAVE AND TO HOLD, To the said Richard E. Overton and wife, Janice M. Overton, **grantees**, their heirs and assigns forever as joint tenants with right of survivorship.

And I do, for myself and for my heirs, executors and administrators, covenant with the said Richard E. Overton and Janice M. Overton, **grantees**, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances: that I have good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Richard E. Overton and Janice M. Overton, **grantees**, their heirs, and assigns forever against the lawful claims of all persons.

Draftsman makes no warranty as to correctness of description or ownership of the premises. No title examination has been performed and there are no representations made as to the merchantability of the title, ownership of mineral and mining rights, adverse possession, easements, or any other matters affecting title to the premises.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the day and date first hereinabove written.



20240726000230730 3/4 \$71.50
Shelby Cnty Judge of Probate, AL
07/26/2024 10:35:15 AM FILED/CERT

Richard E. Overton

Richard E. Overton,
Grantor

STATE OF ALABAMA)
)
COUNTY OF ETOWAH)

ACKNOWLEDGMENT

Before me, the undersigned Notary Public in and for said County and State, personally appeared Richard E. Overton, **Grantor**, known to me, who being first duly sworn, deposes and states that the foregoing statements are true and correct to the best of his knowledge, information and belief.

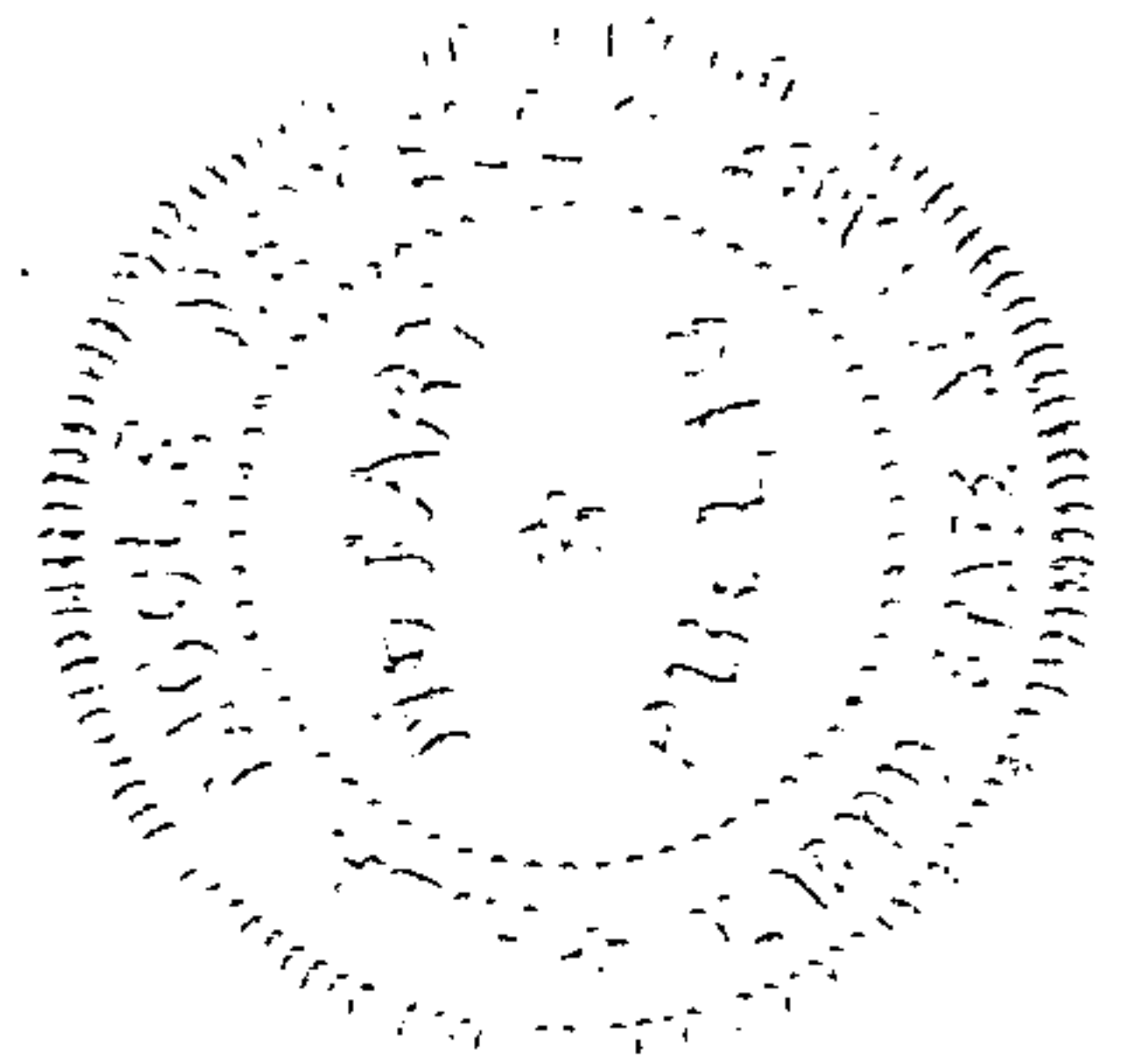
Sworn to and subscribed before me on this the 5th day of November, 2021.

[Signature]

Notary Public
My Commission
Expires: MY COMMISSION EXPIRES DECEMBER 14, 2022

THIS INSTRUMENT WAS PREPARED BY:

Scott F. Stewart
Attorney at Law
750 Forrest Avenue, Suite 213
Gadsden, AL 35901
(256) 459-4835



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975,

20240726000230730 4/4 \$71.50
Shelby Cnty Judge of Probate, AL
07/26/2024 10:35:15 AM FILED/CERT

Grantor's Name RICHARD E. OVERTON
Mailing Address 3320 PIPELINE RD
B'HAM, AL 35243

Grantee's Name JANICE M. OVERTON
Mailing Address 3320 PIPELINE RD
B'HAM, AL 35243

Property Address 2011 HWY 50
JANDIVER, AL 35176

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 40,050

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 7/26/2024

Unattested

(verified by)

Print JANICE M. OVERTON

Sign JANICE M. OVERTON

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1