



20240826000265910 1/5 \$98.00
Shelby Cnty Judge of Probate, AL
08/26/2024 12:20:00 PM FILED/CERT

This instrument was prepared by:

Joshua D. Arnold
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:

465 Salser Lane
Columbiana, AL 35051

STATUTORY WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-Three Thousand Seven Hundred Fifty and no/100 DOLLARS (\$63,750.00) and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned John R. Matthews, a married man, (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Joshua D. Arnold and his wife, Leslie S. Arnold, (herein referred to as GRANTEE, whether one or more) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of his right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A."

This property is the same property described in the Steven J. Clinkscales survey dated August 20, 2024, and attached hereto as Exhibit B.

The above-described property is NOT the homestead of the GRANTOR.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that

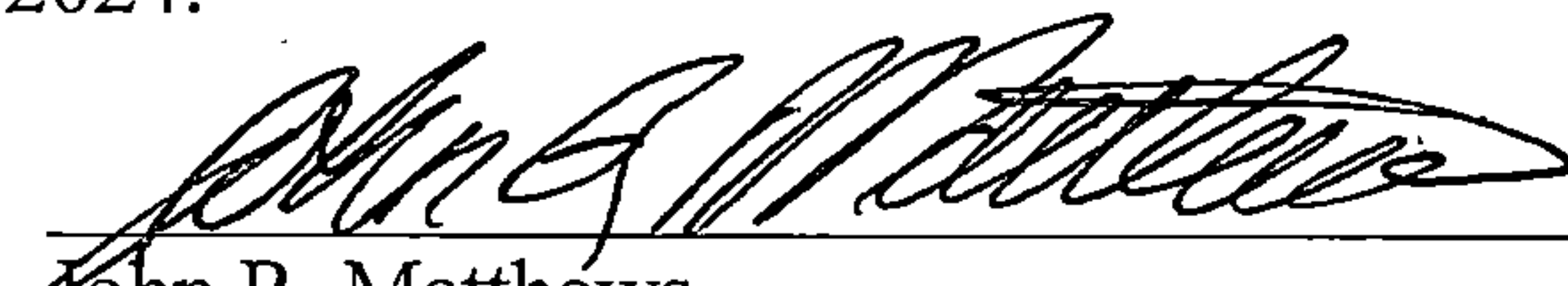
Shelby County, AL 08/26/2024
State of Alabama
Deed Tax: \$64.00



20240826000265910 2/5 \$98.00
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GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this the 26th day of AUGUST, 2024.


John R. Matthews

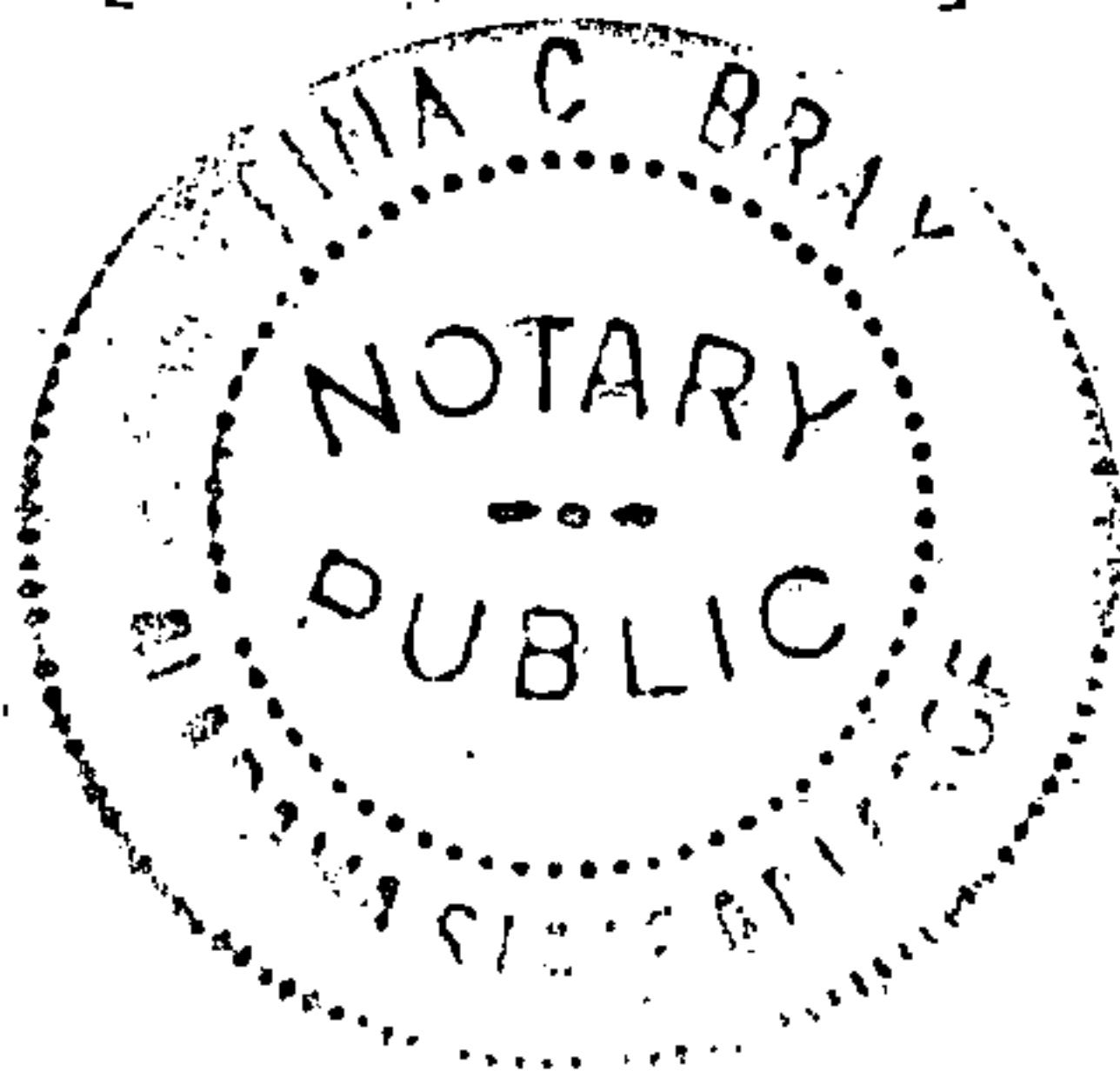
ACKNOWLEDGEMENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

Before me, the undersigned, a Notary Public, in and for the said County and State, personally appeared John R. Matthews, whose name is signed to the above instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of said instrument, that he has executed the same voluntarily and knowingly.

Given under my hand and official seal this the 26th day of August, 2024.

[NOTARY SEAL]





Notary Public

My Commission Expires: 7-27-27

EXHIBIT "A"
LEGAL DESCRIPTION



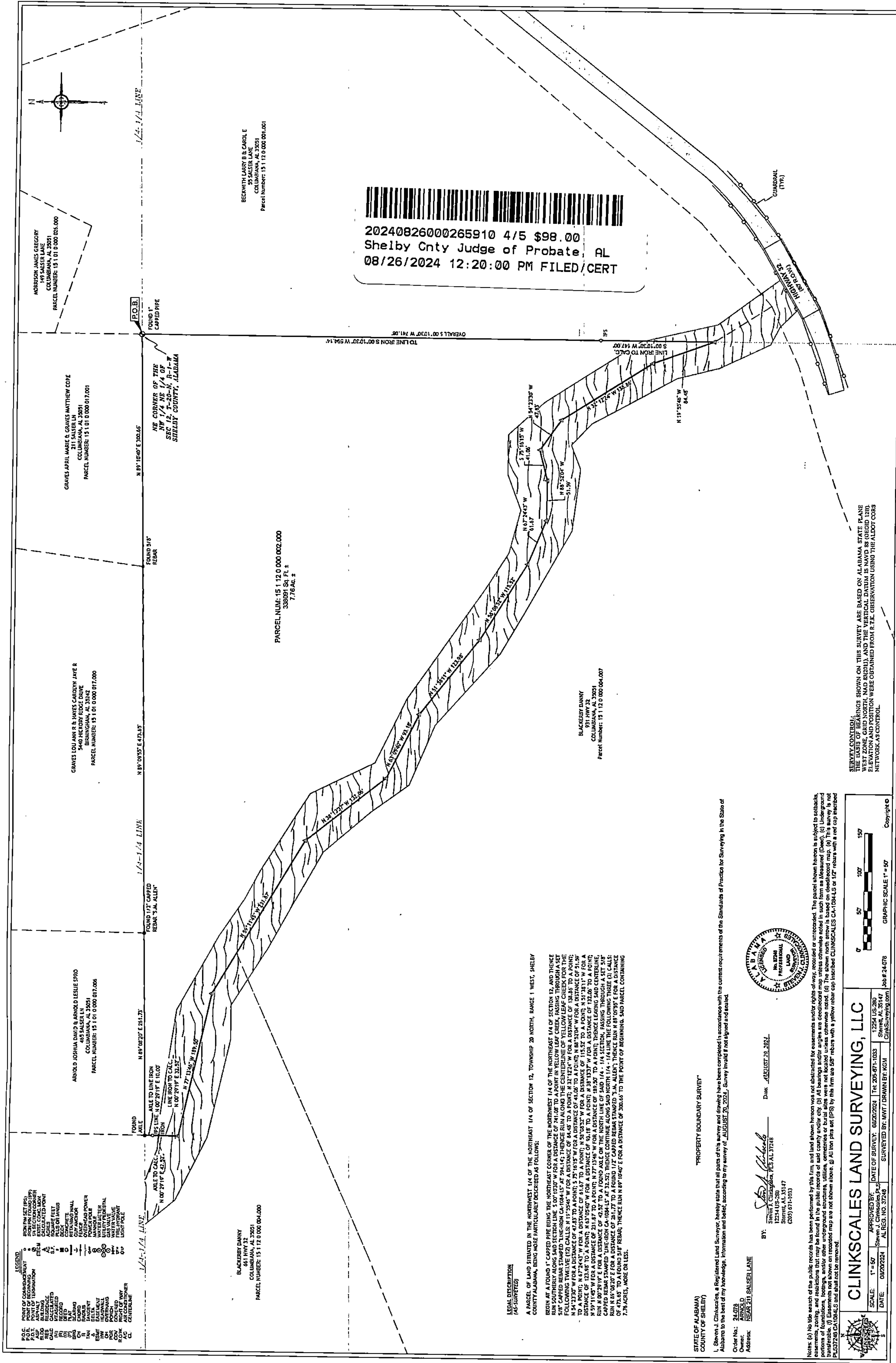
20240826000265910 3/5 \$98.00
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A parcel of land situated in the Northwest 1/4 of the Northeast 1/4 of Section 12, Township 20 North, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a found 1" capped pipe being the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 12, and thence run southerly along said section line South 00 degrees 10 minutes 30 seconds West for a distance of 741.08 feet to a point in Yellow Leaf Creek, passing through a set 5/8" capped rebar stamped "Line-Iron CA-1084-LS" at 594.14 feet; thence run along the centerline of Yellow Leaf Creek for the following twelve (12) calls: North 19 degrees 55 minutes 46 seconds West for a distance of 84.48 feet to a point; North 32 degrees 12 minutes 24 seconds West for a distance of 138.86 feet to a point; North 54 degrees 23 minutes 30 seconds West for a distance of 47.83 feet to a point; South 75 degrees 16 minutes 15 seconds West for a distance of 41.06 feet to a point; North 88 degrees 52 minutes 04 seconds West for a distance of 51.59 feet to a point; North 67 degrees 24 minutes 43 seconds West for a distance of 61.67 feet to a point; North 58 degrees 08 minutes 52 seconds West for a distance of 115.52 feet to a point; North 51 degrees 38 minutes 11 seconds West for a distance of 123.98 feet to a point; North 63 degrees 05 minutes 40 seconds West for a distance of 93.18 feet to a point; North 38 degrees 13 minutes 37 seconds West for a distance of 132.06 feet to a point; North 59 degrees 11 minutes 45 seconds West for a distance of 231.87 feet to a point; North 77 degrees 13 minutes 46 seconds West for a distance of 189.50 feet to a point; thence leaving said centerline, run North 00 degrees 29 minutes 19 seconds East for a distance of 42.52 feet to a found axle on the North line of said 1/4-1/4 section, passing through a set 5/8" capped rebar stamped "Line-Iron CA-1084-LS" at 32.52 feet; thence continue along said North 1/4-1/4 line the following three (3) calls: run North 89 degrees 08 minutes 20 seconds East for a distance of 261.73 feet to a found 1/2" capped rebar stamped "S.M. Allen"; thence run North 89 degrees 09 minutes 55 seconds East for a distance of 473.65 feet to a found 5/8" rebar; thence run North 89 degrees 10 minutes 40 seconds East for a distance of 300.66 feet to the point of beginning.

According to the survey of Steven J. Clinkscales, dated August 20, 2024.

EXHIBIT B



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 R. Matthews
Mailing Address 2327 Tanglewood Dr.
Vestavia, AL 35226

Grantee's Name Joshua D. & Leslie Arnold
Mailing Address 465 Salser Lane
Columbiana, AL 35051

Property Address Parcel#: 15 1.12 0 000 002.000
VACANT

Date of Sale _____

Total Purchase Price \$ 63,750.00

or

Actual Value

\$ _____

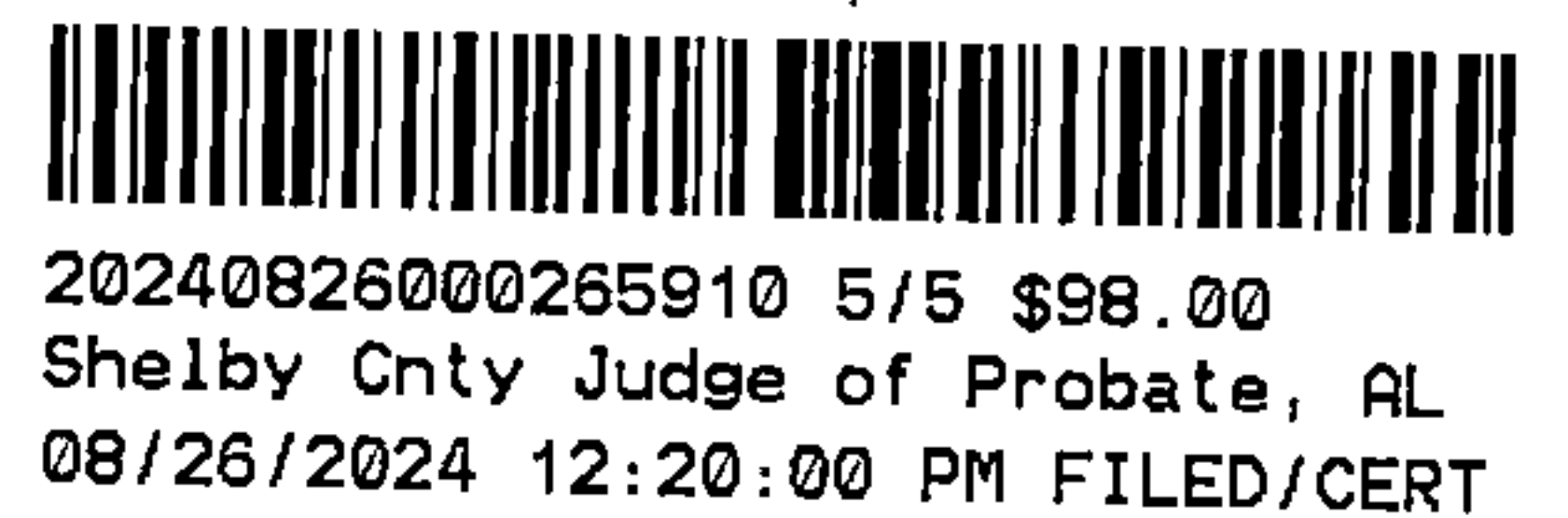
or

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)

☐ 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 8-26-2024

Print John R. Matthews

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1