

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

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Rodney Hamilton
113 m+ Dixie Rd
Columbiana AL
35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FORTY SIX THOUSAND DOLLARS AND ZERO CENTS (\$46,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Michael T. Atchison and wife, Nena G. Atchison and Paul Eddins and wife, Susan Quam Eddins** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Rodney Hamilton** (herein referred to as **Grantee**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description

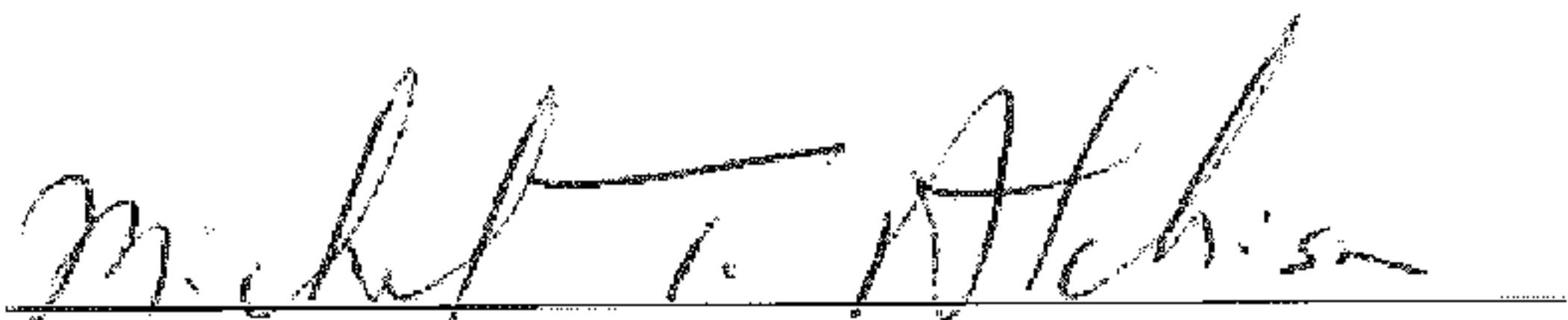
SUBJECT TO:

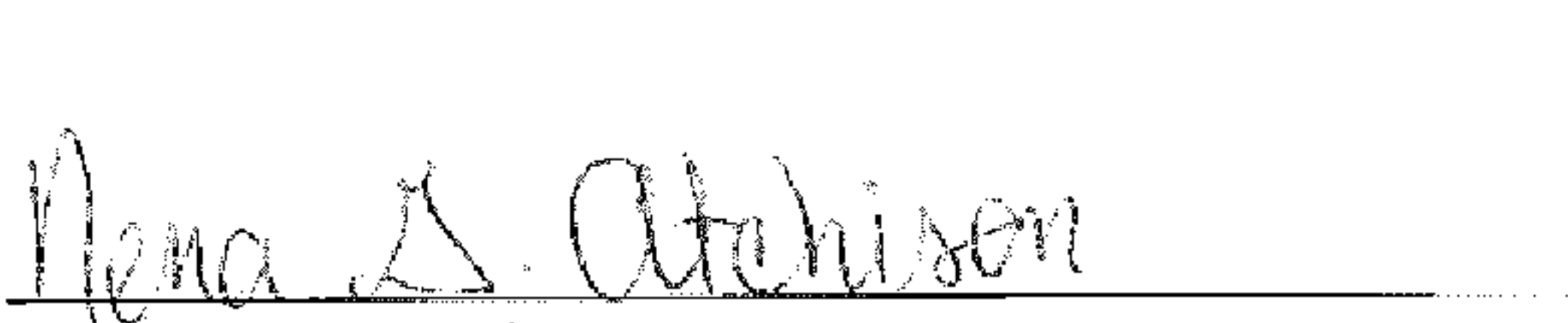
- 1. Ad valorem taxes due and payable October 1, 2024.
- 2. Easements, restrictions, rights of way, and permits of record.

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

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 13th day of September 2024.

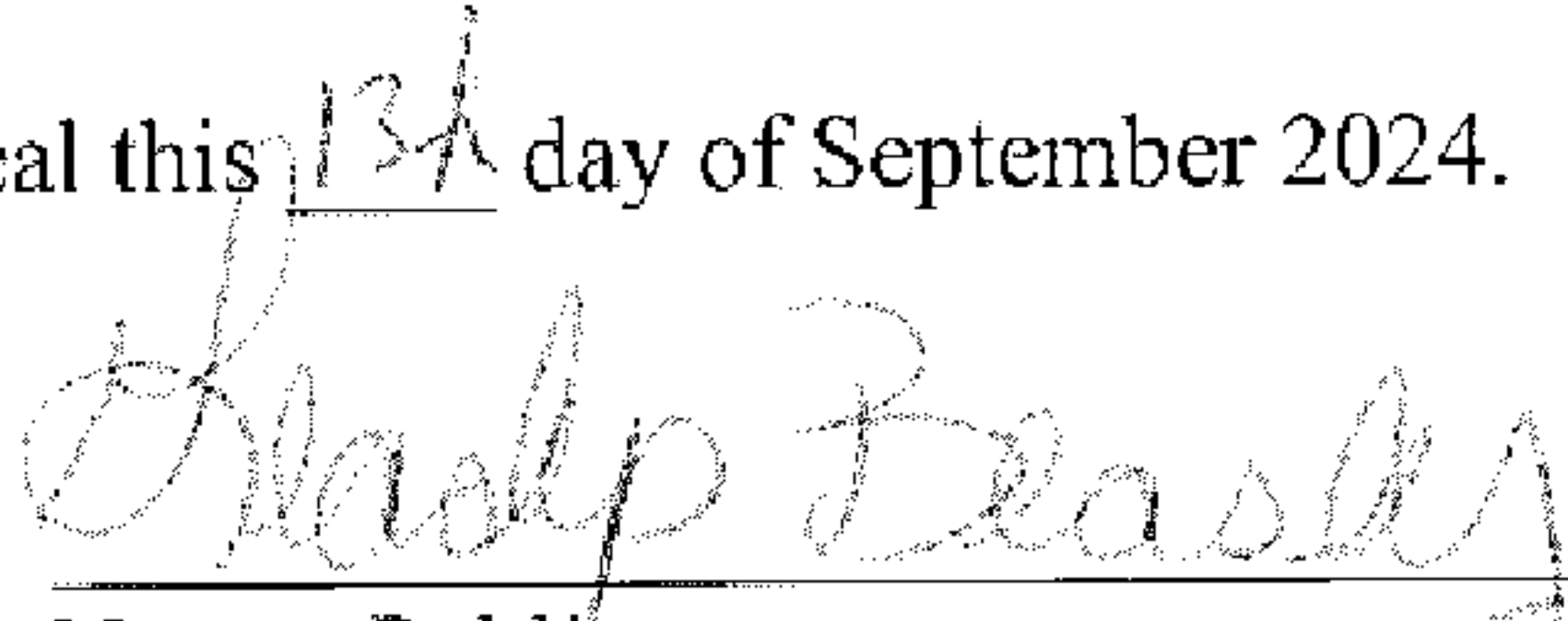

Michael T. Atchison

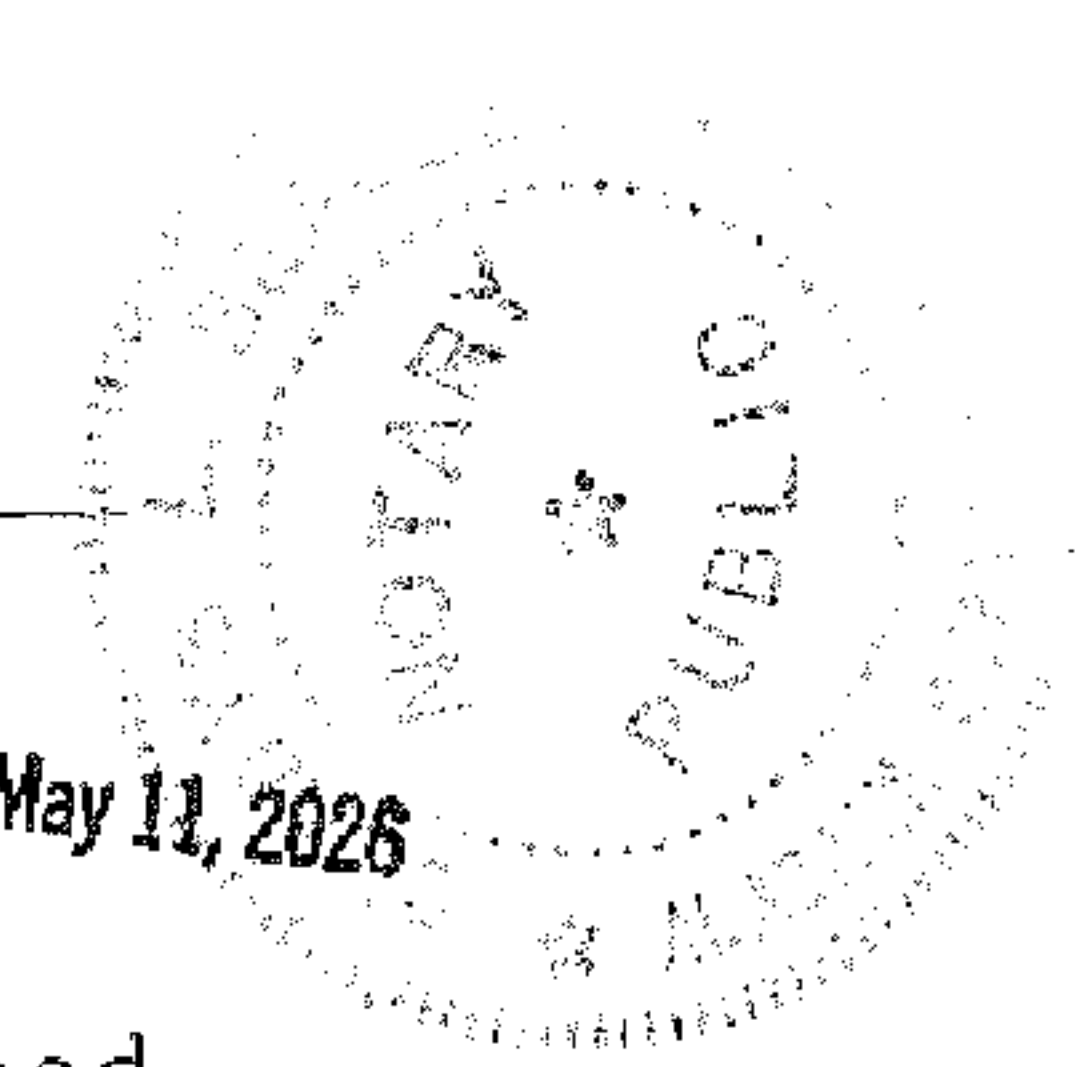

Nena G. Atchison

STATE OF ALABAMA)
COUNTY OF SHELBY)

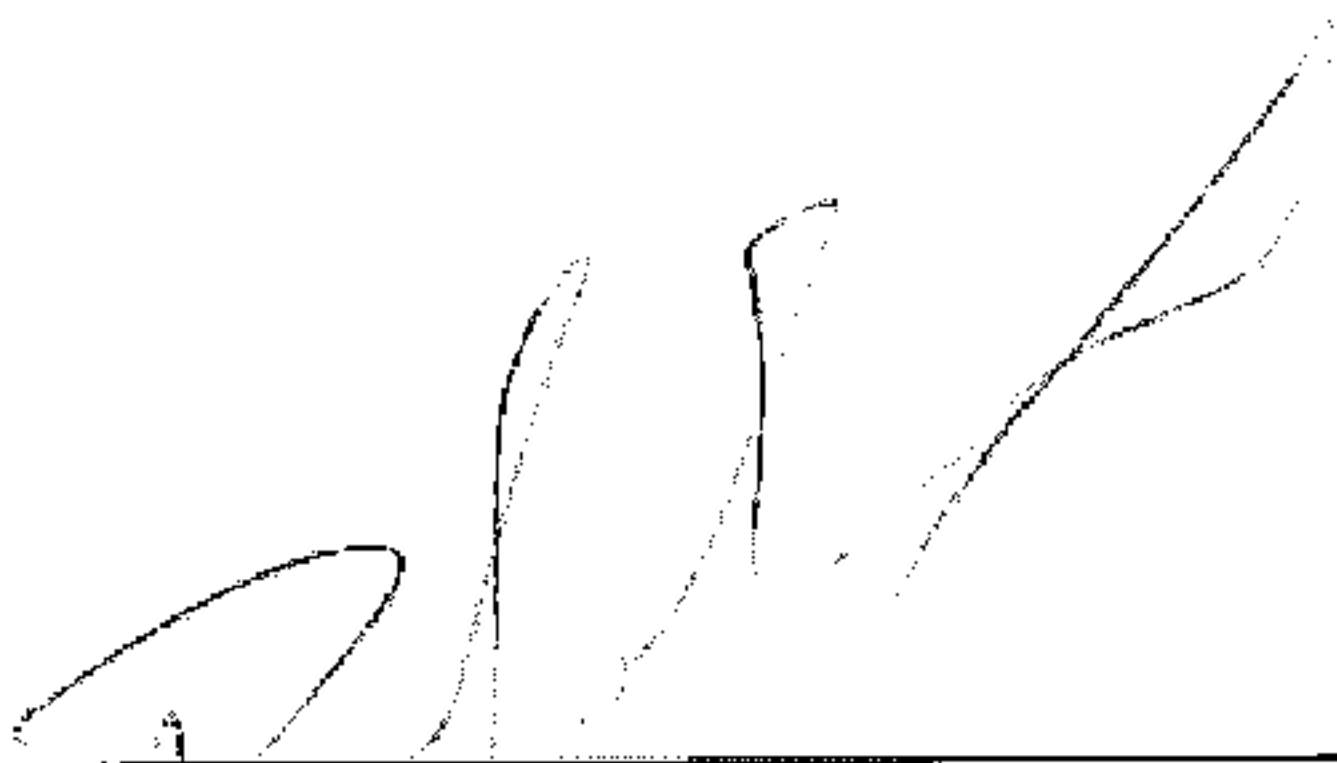
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Michael T. Atchison and Nena G. Atchison**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of September 2024.


Notary Public
My Commission Expires May 11, 2026



\$46,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage closed simultaneously herewith.



Paul Eddins

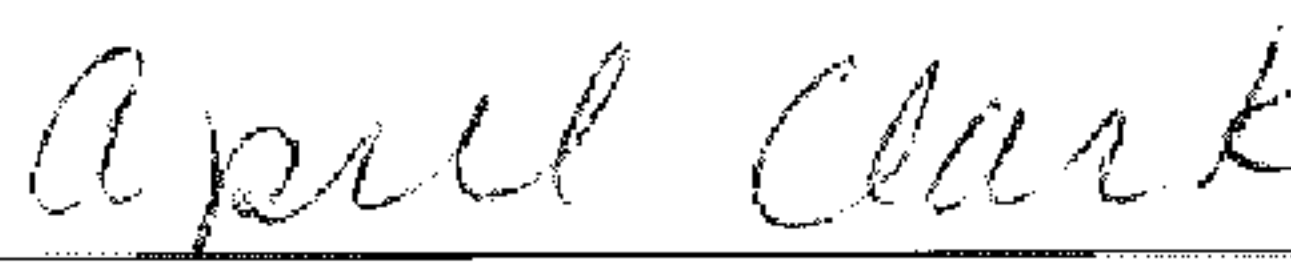


Susan Quam Eddins

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Paul Eddins and Susan Quam Eddins***, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of September 2024.



Notary Public
My Commission Expires 8-19-28

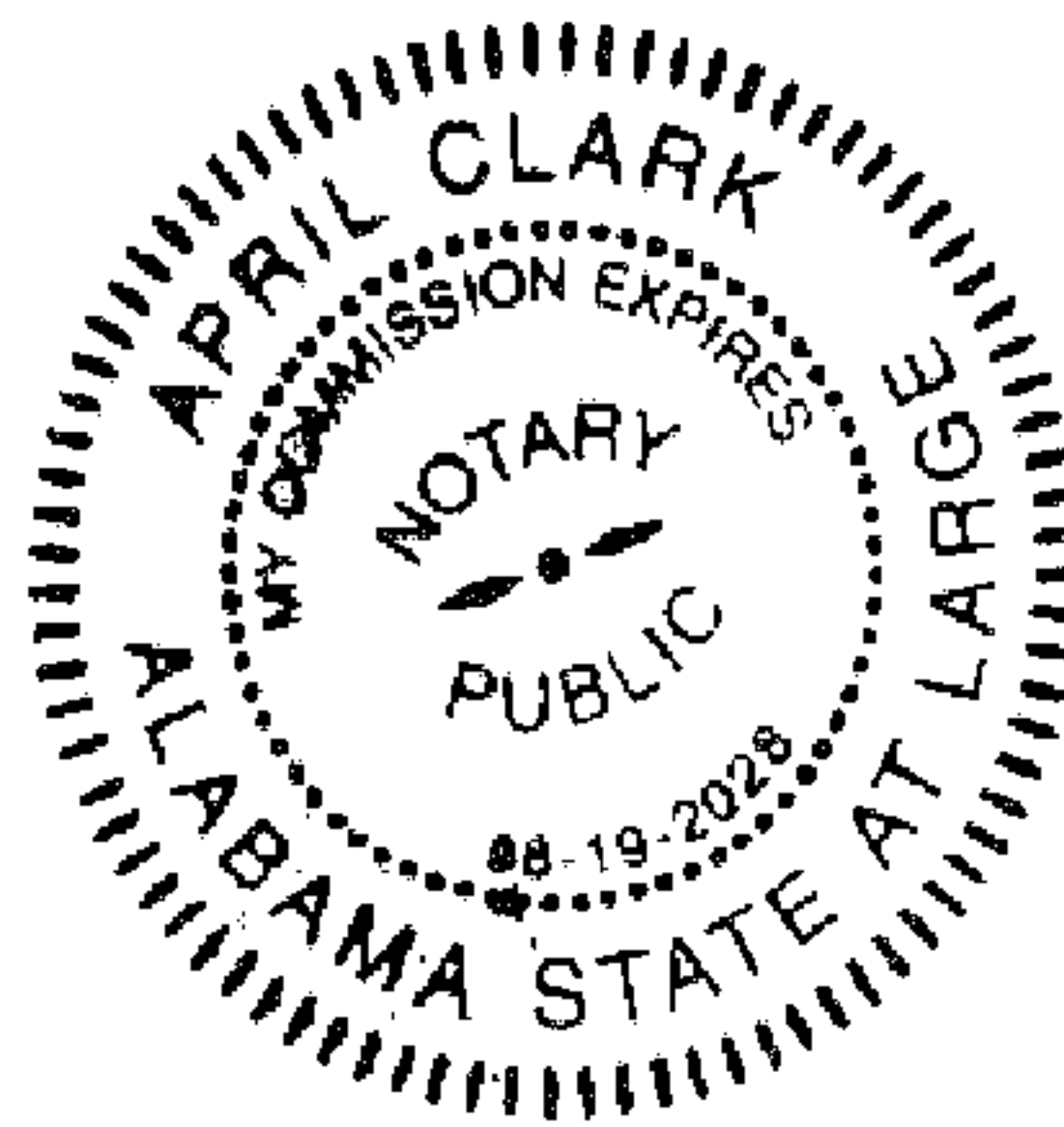
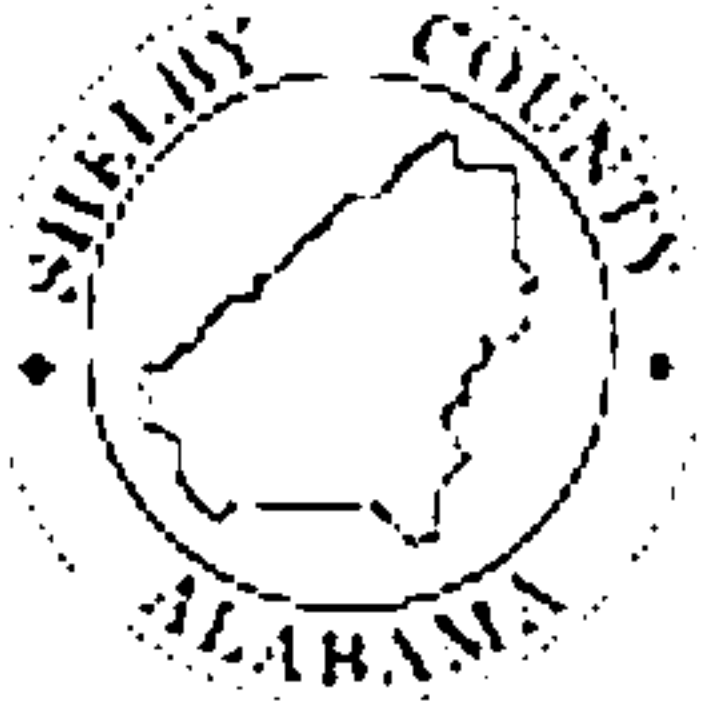


Exhibit “A” Legal Description

Parcel 2

Commence at the NE corner of the NE ¼ of the NE ¼ of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama; thence S00°00’00”E a distance of 543.09’; thence N90°00’00”W a distance of 210.00’; thence S00°13’54”W a distance of 256.19’; thence N83°13’18”W a distance of 363.58’to the POINT OF BEGINNING; thence continue N83°13’18”W a distance of 225.13’; thence N00°44’09”W a distance of 209.43’; thence S82°58’13”E a distance of 15.14’; thence S83°21’16”E a distance of 210.17’; thence S00°40’13”E a distance of 209.82’ to the POINT OF BEGINNING. LESS AND EXCEPT any R.O.W. of Mount Dixie Road.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/18/2024 08:11:04 AM
 \$32.00 PAYGE
 20240918000290730

Allen S. Bayl

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>Michael T. Atchison</u>	Grantee's Name	<u>Ridney Hamilton</u>
Mailing Address	<u>P.O. Box 822</u> <u>Columbiana, AL 35051</u>	Mailing Address	<u>113m+ Dixie Rd</u> <u>Columbiana AL</u> <u>35051</u>
Property Address	<u>Acprange</u> <u>LINE NE 25th St</u>	Date of Sale	<u>17 Sept 24</u>
		Total Purchase Price \$	<u>76,000</u>
		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 17 Sept 24

Print Michael T. Atchison

Unattested

(verified by)

Sign

Michael T. Atchison

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1