

This instrument was prepared without
benefit of title evidence or survey by:

Joshua D. Arnold
P.O. Box 470, Columbiana, Alabama 35051

Grantee's address:
665 Highway 231
Vincent, Alabama 35178

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF
SURVIVORSHIP**

STATE OF ALABAMA)
SHELBY COUNTY)


20240924000297280 1/5 \$71.50
Shelby Cnty Judge of Probate, AL
09/24/2024 01:36:34 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Tina Littlefield Callen (also previously known as Tina Littlefield), an married woman, and her husband, Michael Callen (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Tina Littlefield Callen and Michael Callen, wife and husband (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 my right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit::

SEE ATTACHED EXHIBIT A

Shelby County, AL 09/24/2024
State of Alabama
Deed Tax: \$36.50

The above described property is not the homestead of GRANTOR.

GRANTOR Tina Littlefield Callen is the same person as Tina Littlefield, the Grantee of that certain deed date April 12, 2017, and recorded as Instrument No. 20170417000128540 in the Office of the Judge of Probate of Shelby County, Alabama.

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 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.



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IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
the 24 day of September, 2024.

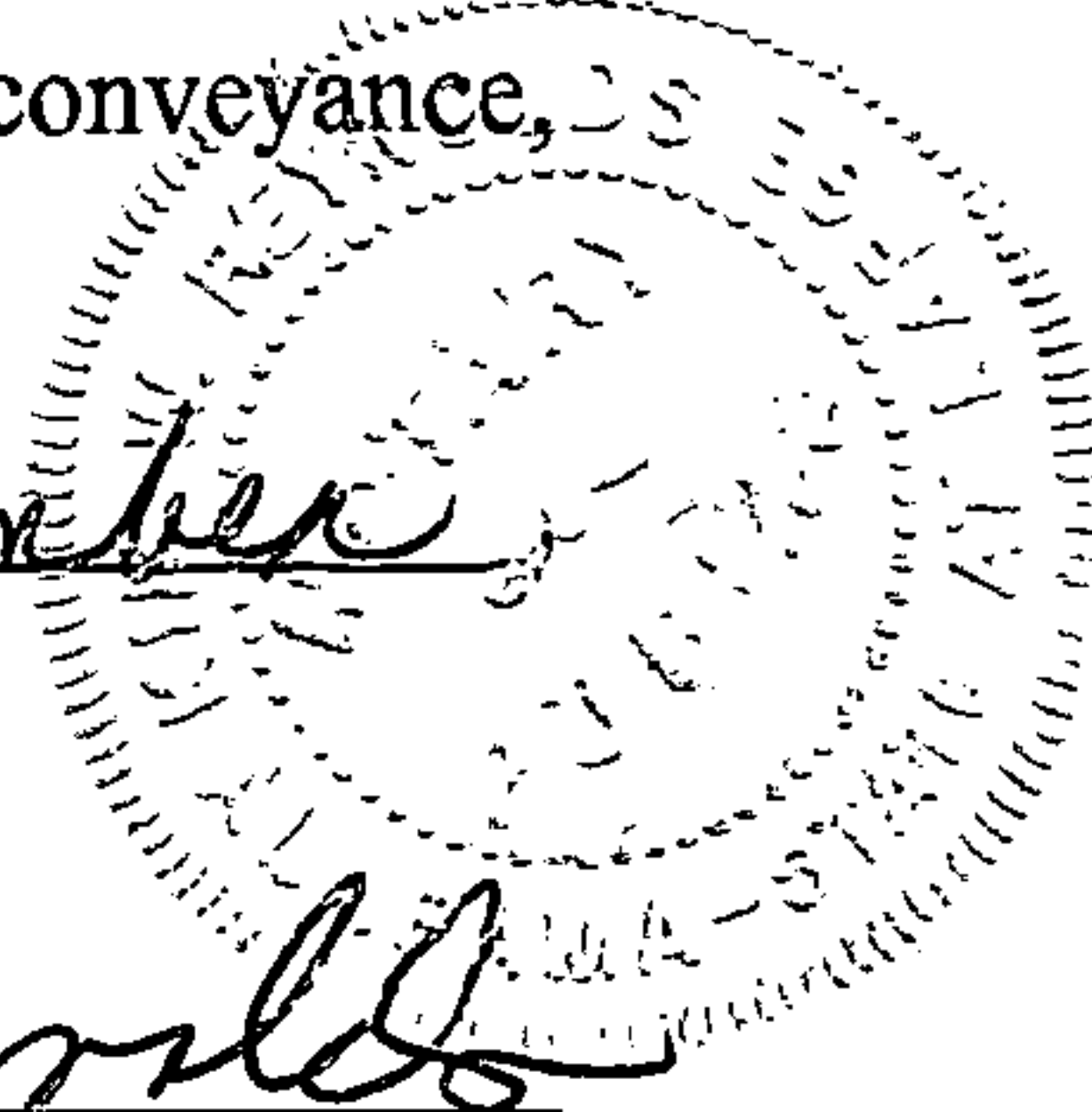
Tina Littlefield Callen

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tina Littlefield Callen, 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.

2024. Given under my hand and official seal this the 24th day of September


Notary Public

My Commission Expires
October 11, 2024

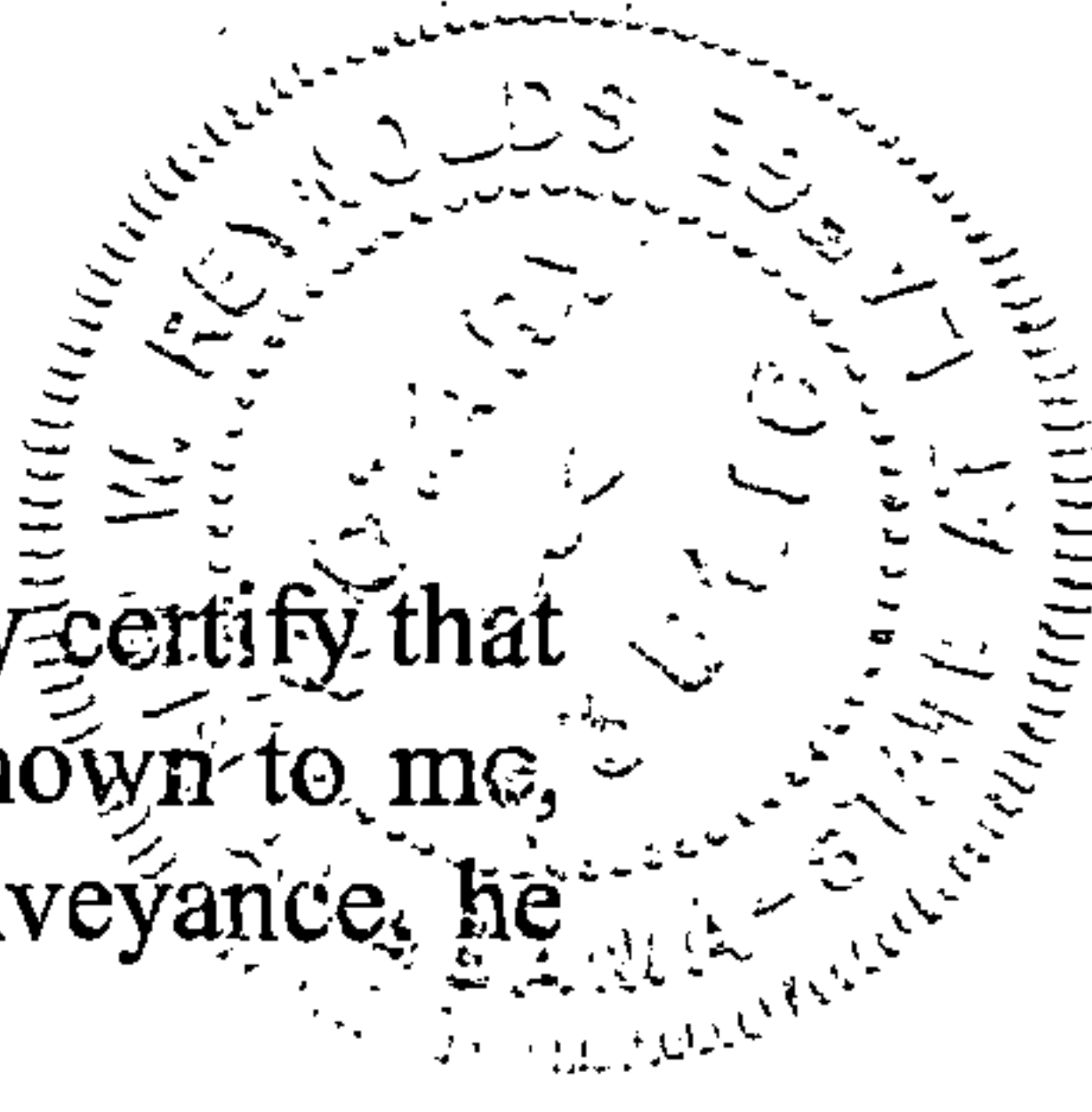
Michael Callen

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Callen, 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, he executed the same voluntarily on the day the same bears date.

2024. Given under my hand and official seal this the 24th day of September



My Commission Expires
October 11, 2024
Notary Public

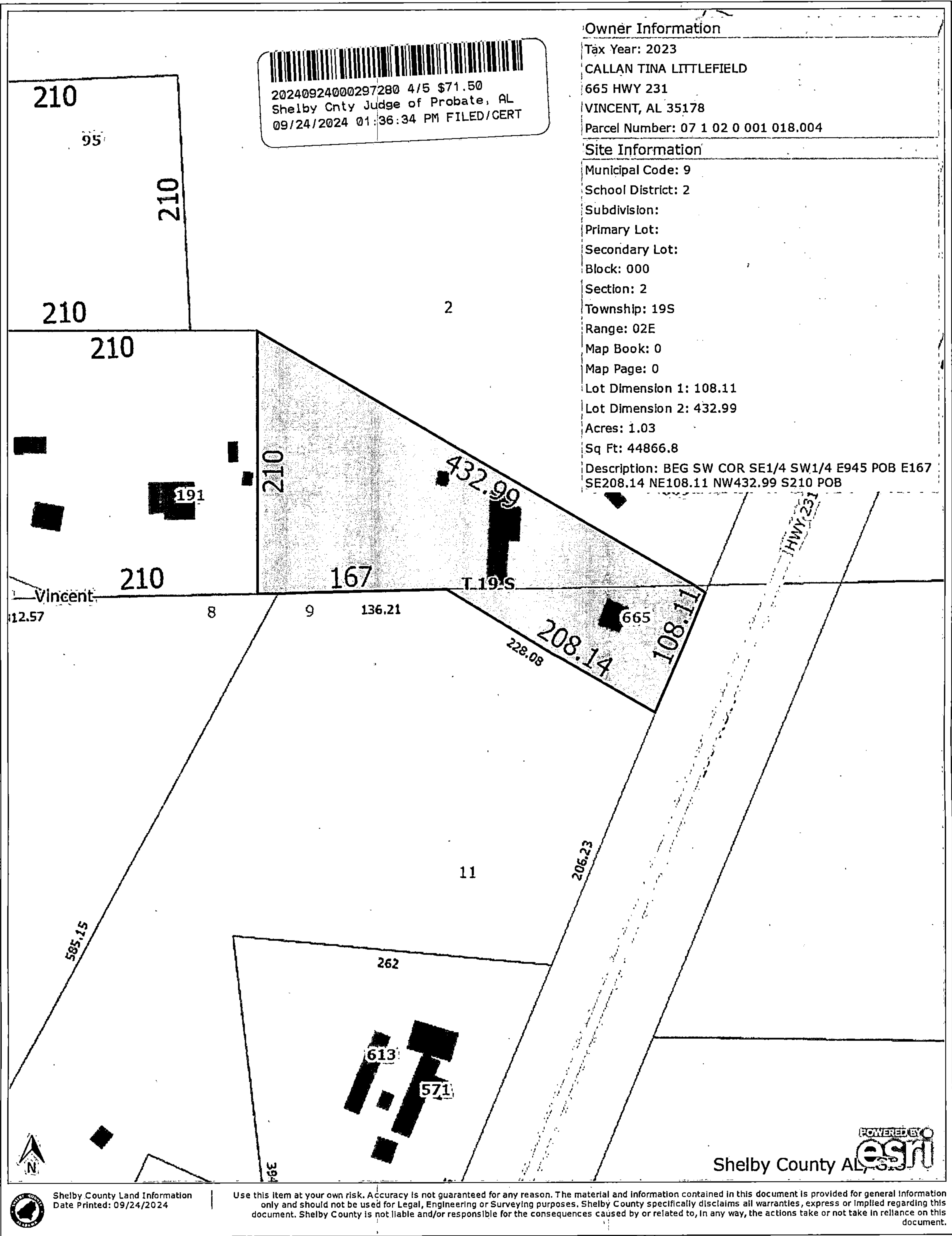
EXHIBIT A



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Legal Description

From the SW corner of the SE 1/4 of the SW 1/4 of the Section 2, Township 19 South, Range 2 East, run Eastwardly along the South line of said 1/4 -1/4 a distance of 945.00 feet to the point of beginning; thence continue in a straight line a distance of 167.0 feet; thence right 28 deg. 20min.30 sec. a distance of 208.14 feet to a point on the West Right - of- way line of U.S.Highway 231 ; thence left 94 deg . 25 min . 30 sec. a distance of 108.11 feet along the West right - of - way of said highway; thence left 84 deg. 59min. 45 sec. a distance of 432.99 feet ; thence left 114 deg. 48 min. 15 sec. a distance of 210.0 feet to the point of beginning of the property herein described.



Real Estate Sales Validation Form

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

Grantor's Name Tina Littlefield Callan & Michael Callan
Mailing Address 665 Highway 231
Vincent, AL 35178

Grantee's Name Tina Littlefield Callan and Michael Callan
Mailing Address 665 Highway 231
Vincent, AL 35178

Property Address 665 Highway 231
Vincent, AL 35178

Date of Sale 09/24/2024
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 36,015.00

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 1/2 of Tax Assessor's Valuation
☐ 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 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 09/24/2024

☒ Unattested

(verified by)

Print Joshua D. Arnold

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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