

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

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

Send Tax Notice to:
Samuel E Bristow
ASH Holdings Living Trust
Post Office Box 1591
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED THOUSAND DOLLARS AND ZERO CENTS (\$200,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantees herein, the receipt whereof is acknowledged, I, **Samuel E. Bristow, a married man (herein referred to as Grantor)**, grant, bargain, sell and convey unto, **Samuel E. Bristow and ASH Holdings Living Trust (herein referred to as Grantees)**, as joint tenants with right of survivorship, 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.

No part of the homestead of the grantor or spouse.

Shannon E. Bristow, the other Grantee in Inst No. 20040907000498450, is deceased, having died 4/27/2011.

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

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I have a 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

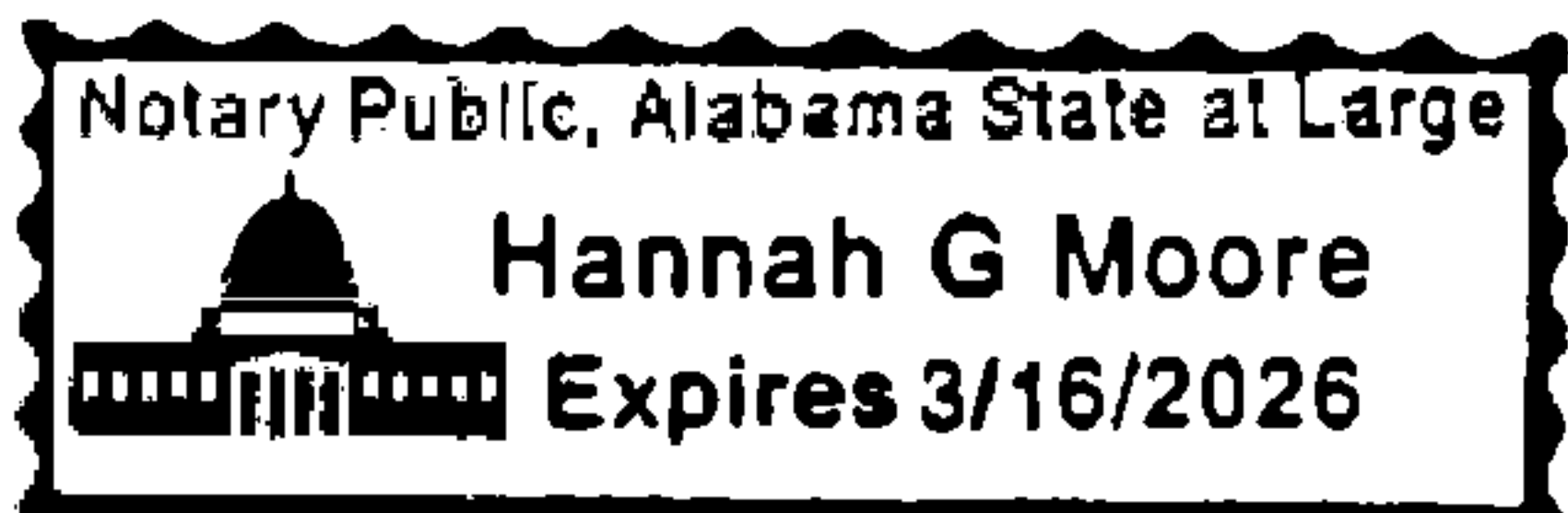
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18th day of November 2024.


Samuel E. Bristow
Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Samuel E. Bristow**, 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of November 2024.



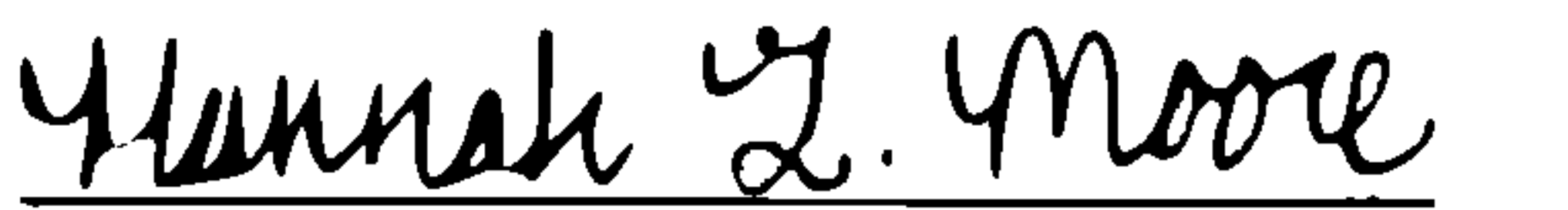

Hannah G. Moore
Notary Public
My Commission Expires **3/16/2026**

Exhibit "A" – Legal Description

The East Half of the following described property:

11 acres in NE corner of NE 1/4 of SW 1/4, less 1 acre in SW corner, N 1/2 of NW 1/4 of SE 1/4, less 1 acre across South end of NW 1/4 of NW 1/4 of SE 1/4; NW 1/4 of NE 1/4 of SE 1/4. 2 acres in NW corner of NE 1/4 of NE 1/4 of SE 1/4, being 318 feet East and West and 210 feet North and South. All above described being in Section 14, Township 22 South, Range 1 West, Shelby County, Alabama.

ALSO, ALL the E 1/2 of SW 1/4 of SE 1/4 and SE 1/4 of NW 1/4 of SE 1/4, and all of the SW 1/4 of NE 1/4 of SE 1/4, and all of the W 1/2 of SE 1/4 of SE 1/4, Section 14, Township 22 South, Range 1 West, lying North of Shelby County Road #42, all in Shelby County, Alabama, said property comprising all those blocks of Shelby Highlands subdivision, lying North of County Road #42.

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Samuel E. Bristow
 Mailing Address 4 Brush Creek Farm
Columbiana, Alabama 35051

Grantee's Name Samuel E. Bristow
 Mailing Address ASH Holdings Living Trust
Post Office Box 1591
Columbiana, Alabama 35051

Property Address 9435 Highway 42 (parcel 1)
13 acres approx. (parcel 2) timber land
Shelby, Alabama 35143

Date of Sale 11/18/2024
 Total Purchase Price \$
 or
 Actual Value \$
 or
 Assessor's Market Value \$ 200,000.00

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 Shelby County Tax Assessor's Website
☐ 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 01/27/2025Print Samantha Rush

Filed and Recorded

Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 Shelby County, AL (verified by)
 01/28/2025 08:45:41 AM
 \$228.00 JOANN
 20250128000025710

Sign

as Trustee of ASH Holdings Living Trust

(Grantor/Grantee/Owner/Agent) circle one