



20250502000131240 1/3 \$320.00  
Shelby Cnty Judge of Probate, AL  
05/02/2025 10:11:07 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:  
KATHERINE H. WATKINS  
BOARDMAN, CARR, PETELOS, WATKINS,  
OGLE & HOWARD, P.C.  
400 BOARDMAN DRIVE  
CHELSEA, ALABAMA 35043  
The preparer of this deed makes no certification as to title  
and has not examined the title to the property.

Send Tax Notice to Grantee.  
GRANTEES' ADDRESS:  
Jesse and Janie Touchstone  
227 Beech Hollow  
Chelsea, AL 35043

**GENERAL WARRANTY DEED**  
**(Joint Tenancy with Right of Survivorship)**

STATE OF ALABAMA       )  
SHELBY COUNTY         )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Ninety-Two Thousand and 00/100 (\$292,000.00) Dollars, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Omar G. Touchstone, III and Katherine G. Touchstone**, husband and wife (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Jesse Schillings Touchstone and Janie Rebecca Touchstone**, husband and wife (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of revision, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 3, according to the Survey of Beech Hollow, a Private Subdivision, as recorded in Map Book 51, page 3 in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

Subject to Declaration of Protective Covenants for Beech Hollow, as set out in Instrument 20190523000176220 in the Probate Office of Shelby County, Alabama, and all amendments thereto.

**Note: The preparer of this deed has not researched the title to this real property.**

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common, forever.

AND SAID GRANTORS, for said GRANTOR, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and

Shelby County, AL 05/02/2025  
State of Alabama  
Deed Tax: \$292.00



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subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' successors, heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS, **Omar G. Touchstone, III and wife, Katherine G. Touchstone**, have hereunto set their hand and seal this the 25 day of February, 2025.

Omar G. Touchstone, III

Katherine G. Touchstone

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Omar G. Touchstone, III and Katherine G. Touchstone, husband and wife, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25 day of February, 2025.

NOTARY PUBLIC

My Commission Expires: 8/14/25

## Real Estate Sales Validation Form

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

Grantor's Name Omer G. Touchstone, III  
Mailing Address 1615 Hwy 468  
Vincent, AL 35178

Grantee's Name Jesse and Janie Touchstone  
Mailing Address 227 Beech Hollow  
Chelsea, AL 35043

Property Address Lot 3 - Beech Hollow  
Chelsea, AL

Date of Sale 2/25/2025  
Total Purchase Price \$ 292,000

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 a

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 2/25/2025

Print OMER G. TOUCHSTONE III

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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