

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

Send Tax Notice to:
David Joshua Donahoo
42 Azalea Lane
Chelsea AL 35043

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

20121126000448620 1/3 \$172.00
Shelby Cnty Judge of Probate, AL
11/26/2012 11:20:57 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED FIFTY-THREE THOUSAND, SEVEN HUNDRED THIRTY DOLLARS and NO/100 (\$153,730.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **David Richard Donahoo and wife, Susan Shaw Donahoo** grant, bargain, sell and convey unto **David Joshua Donahoo** the following described real estate, situated in: Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 2013 and subsequent years, restrictions, easements and rights of way 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 16th day of November, 2012.

David Richard Donahoo
David Richard Donahoo

Susan Shaw Donahoo
Susan Shaw Donahoo

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that David Richard Donahoo and wife, Susan Shaw Donahoo, 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of November, 2012.

Janet F. Pearson
Notary Public

My Commission Expires: 10/4/16

Shelby County, AL 11/26/2012
State of Alabama
Deed Tax: \$154.00

EXHIBIT "A"
LEGAL DESCRIPTION

For the point of beginning, commence at the SW corner of the SE $\frac{1}{4}$ of Section 12, Township 20 South, Range 2 West; run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 255.73 feet; thence turn 58 degrees 27 minutes 39 seconds right and run 19.87 feet; thence turn 121 degrees 32 minutes 21 seconds right and run 58.91 feet; thence turn 40 degrees 39 minutes 54 seconds left and run 275.87 feet; thence turn 131 degrees 16 minutes 18 seconds right and run 196.76 feet to the point of beginning.

A tract of land located in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 12, Township 20 South, Range 2 West, and more particularly described as follows: Begin at the Southeast corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence West along the South line thereof a distance of 353.83 feet to a point in the center of a dirt road; thence 132 degrees 57 minutes right in a Northeasterly direction along said road a distance of 151.28 feet; thence 12 degrees 30 minutes 37 seconds right along said road a distance of 299.43 feet to a point on the East line of said SE $\frac{1}{4}$ of SW $\frac{1}{4}$; thence 123 degrees 42 minutes 11 seconds right in a Southerly direction along said East line a distance of 280.53 feet to the point of beginning.

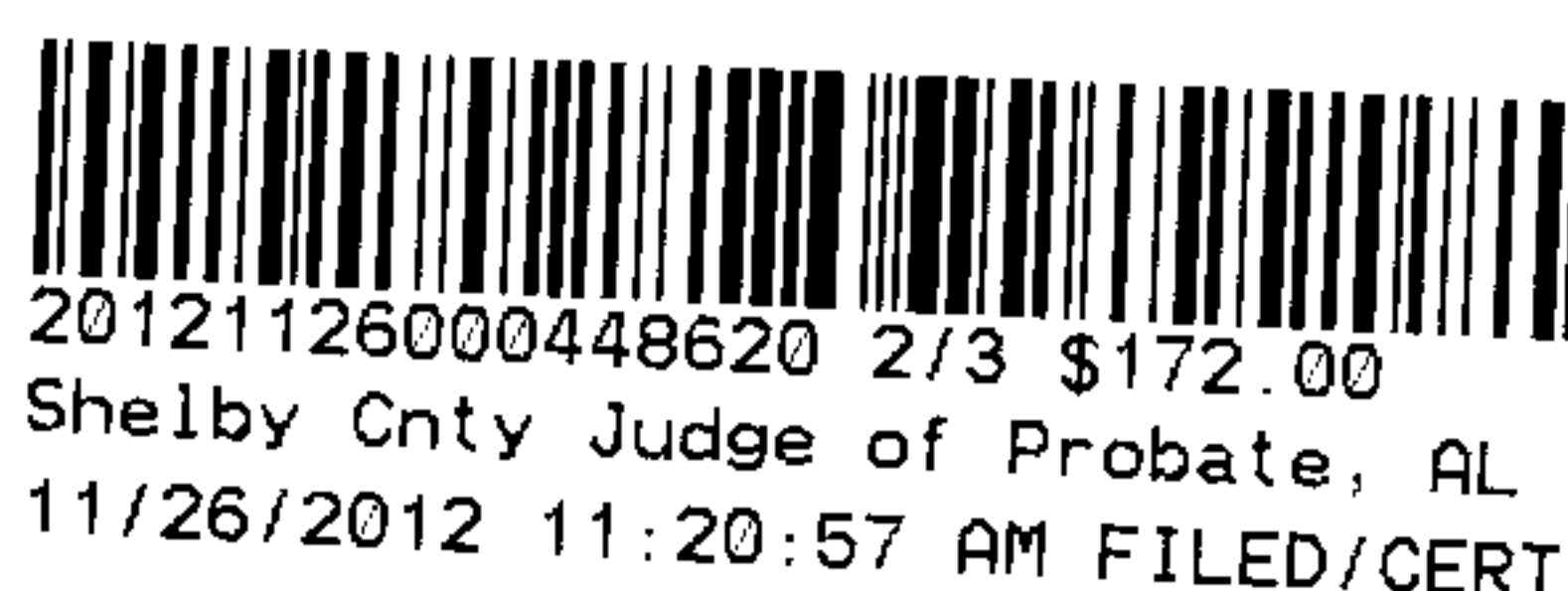
Begin at the Northwest corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 13, Township 20 South, Range 2 West, Shelby County, Alabama; thence South 89 degrees 20 minutes 06 seconds East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, a distance of 196.62 feet; thence South 56 degrees 59 minutes 32 seconds West, a distance of 234.45 feet to a point on the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence North 00 degrees 00 minutes 00 seconds East, along said West line a distance of 354.68 feet to the point of beginning,

Commence at the Northwest corner of the Northwest Quarter of the Northeast Quarter of Section 13, Township 20 South, Range 2 West and run East on the North line of said Quarter-Quarter Section a distance of 196.67 feet to the point of beginning; thence continue East on same line a distance of 33.20 feet; thence turn right 137 degrees 23 minutes 22 seconds and run Southwesterly a distance of 308.77 feet to a point on the West line of said Quarter-Quarter Section; thence turn right 131 degrees 52 minutes 04 seconds and run North on the West line of said Quarter-Quarter Section a distance of 78.98 feet; thence turn right 57 degrees 03 minutes 00 seconds and run Northeasterly a distance of 234.46 feet to the point of beginning.

Part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 13, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at an old axle being the locally accepted Northeast corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 13, run in a Southerly direction along the East line of said NE $\frac{1}{4}$ of NW $\frac{1}{4}$ for a distance of 354.46 feet to an existing iron rebar; thence turn an angle to the right of 139 degrees 05 minutes 29 seconds and run in a Northwesterly direction for a distance of 475.33 feet to an existing old iron rebar being at a point of intersection of the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and the Southeast right of way line of Shelby County Highway #336; thence turn an angle to the right of 131 degrees 47 minutes 15 seconds and run in an Easterly direction along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 311.31 feet, more or less, to the point of beginning.

LESS AND EXCEPT THAT PORTION SOLD TO Karen L. Mitchell, an unmarried woman and Tonya A. Braddy, an unmarried woman, as shown in deed recorded in Instrument #2000-42664, in Probate Office.



Real Estate Sales Validation Form

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

Grantor's Name David Richard Donahoe Grantee's Name David Joshua Donahoe
Mailing Address 42 Azalea Lane Mailing Address _____
Chelsea, AZ 85043

Property Address 42 Azalea Lane Date of Sale 11/15/12
Chelsea, AZ 85043 Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessors Market Value \$ 153,730.00

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
 Closing Statement Tax Assessor's records

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 11/15/12

Print David Richard Donahoe

Unattested _____
(verified by)

Sign David Richard Donahoe
(Grantor/Grantee/Owner/Agent) circle one



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