

**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:  
**Rhonda Sykes**  
**286 Mountainview Drive**  
**Wilsonville, AL 35186**

**WARRANTY DEED**


**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **ZERO (\$0.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Bruce N. Bates and wife, Jerry C. Bates**, (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Rhonda Sykes** (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, 2012.
2. Easements, restrictions, rights of way, and permits of record.

  
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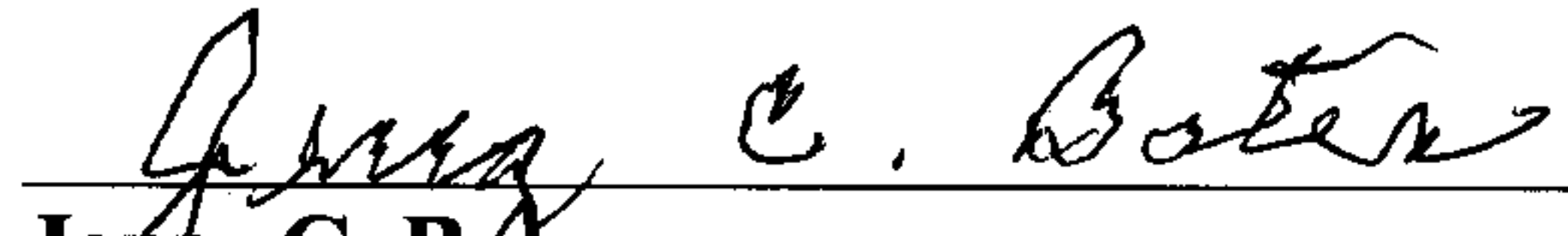
This property constitutes no part of the homestead of the Grantors.

**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 17<sup>th</sup> day of ~~October~~ <sup>December</sup>, 2012.

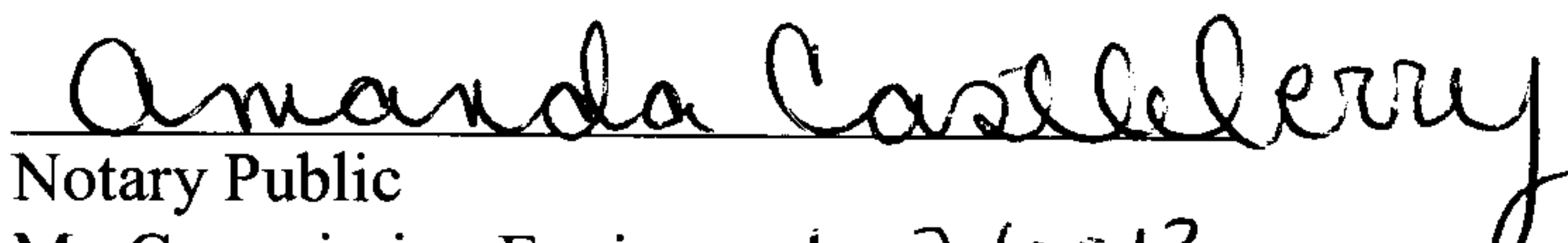
  
Bruce N. Bates

  
Jerry C. Bates

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Bruce N. Bates and Jerry C. Bates**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17<sup>th</sup> day of ~~October~~ <sup>December</sup>, 2012.

  
Notary Public  
My Commission Expires: 1-26-13

Shelby County, AL 12/17/2012  
State of Alabama  
Deed Tax: \$44.00



Exhibit A  
Legal Description

Begin at the SE corner of the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 34, Township 24 North, Range 15 East; thence run West along the South line of said quarter-quarter section a distance of 133.84 feet; thence turn an angle of 90 deg. 00 min. to the right and run North a distance of 70.56 feet; thence turn an angle of 90 deg. 00 min. to the left and run West a distance of 100.00 feet; thence turn an angle of 89 deg. 30 min. to the left and run South a distance of 21.70 feet; thence turn an angle of 81 deg. 18 min. to the right and run a distance of 200.00 feet; thence turn an angle of 6 deg. 00 min. to the right and run a distance of 200.00 feet; thence turn an angle of 7 deg. 00 min. to the right and run a distance of 100.00 feet; thence turn an angle of 18 deg. 26 min. to the right and run a distance of 100.00 feet; thence turn an angle of 37 deg. 12 min. to the right and run a distance of 131.76 feet; thence turn an angle of 26 deg. 17 min. to the right and run a distance of 59.55 feet; thence turn an angle of 19 deg. 59 min. to the right and run a distance of 100.11 feet to a point (which point is on the 397.00 foot ground elevation contour line above sea level, according to the Alabama Power Company survey); thence turn an angle of 56 deg. 01 min. to the right and run a distance of 174.00 feet; thence turn an angle of 94 deg. 30 min. to the left and run a distance of 100.00 feet; thence turn an angle of 85 deg. 30 min. to the left and run a distance of 168.0 feet to a point on the said 397.00 foot ground elevation contour line to the point of beginning; thence turn an angle of 180 deg. 00 min. to the right and run a distance of 168.0 feet; thence turn an angle of 88 deg. 40 min. to the left and run a distance of 100.0 feet; thence turn an angle of 91 deg. 20 min. to the left and run a distance of 168.0 feet to the said 397.00 foot ground elevation contour line; thence run southeasterly along said 397.00 foot ground elevation contour line a distance of 100 feet, more or less, to the point of beginning. Being further designated as Lot No. 10 according to a survey of Frank W. Wheeler, Registered Land Surveyor, of a portion of the SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 34, Township 24 North, Range 15 East.



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Also, begin at the SE corner of the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 34, Township 24 North, Range 15 East; thence run West along the South line of said quarter-quarter section a distance of 133.84 feet; thence turn an angle of 90 deg. 00 min. to the right and run North a distance of 70.56 feet; thence turn an angle of 90 deg. 00 min. to the left and run West a distance of 100.00 feet; thence turn an angle of 89 deg. 30 min. to the left and run South a distance of 21.70 feet; thence turn an angle of 81 deg. 18 min. to the right and run a distance of 200.00 feet; thence turn an angle of 6 deg. 00 min. to the right and run a distance of 200.00 feet; thence turn an angle of 7 deg. 00 min. to the right and run a distance of 100.00 feet; thence turn an angle of 18 deg. 26 min. to the right and run a distance of 100.00 feet; thence turn an angle of 37 deg. 12 min. to the right and run a distance of 131.76 feet; thence turn an angle of 26 deg. 17 min. to the right and run a distance of 59.55 feet; thence turn an angle of 19 deg. 59 min. to the right and run a distance of 100.11 feet to a point (which point is on the 397.00 foot ground elevation contour line above sea level, according to the Alabama Power Company survey); thence turn an angle of 56 deg. 01 min. to the right and run a distance of 174.00 feet; thence turn an angle of 94 deg. 30 min. to the left and run a distance of 100.0 feet; thence turn an angle of 5 deg. 50 min. to the right and run a distance 100.0 feet; thence turn an angle of 91 deg. 20 min. to the left and run a distance of 168.0 feet to a point on the said 397.00 foot ground elevation contour line, to the point of beginning; thence turn an angle of 180 deg. 00 min. to the right and run a distance of 168.0 feet; thence turn an angle of 123 deg. 22 min. to the left and run a distance of 167.68 feet; thence turn an angle of 109 deg. 26 min. to the left and run a distance of 98.0 feet; thence turn an angle of 51 deg. 28 min. to the right and run a distance of 19.0 feet to a point on the 397.00 foot ground elevation contour line; thence run southeasterly along said 397.00 foot ground elevation contour line a distance of 62 feet, more or less, to the point of beginning.



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### Real Estate Sales Validation Form

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

Grantor's Name Bruce N. Bates  
Mailing Address P.O. Box 286  
Calera, AL 35240

Grantee's Name Rhonda Sylkes  
Mailing Address 286 Mainline View Dr.  
Wilsonville AL 35786

Property Address Raw Land

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
Or  
Actual Value \$ \_\_\_\_\_  
Or  
Assessors Market Value \$ 43,700.

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 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 12/17/12

☐ Unattested \_\_\_\_\_  
(verified by)

Print Cindy Crabb  
Sign Cindy Crabb  
(Grantor/Grantee/Owner/Agent) circle one



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