

THIS INSTRUMENT PREPARED BY:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

SENT TAX NOTICE TO:
David D. Willingham & Tonya P. Willingham
104 Shire Valley Farms
Columbiana, AL 35051

LIMITED LIABILITY COMPANY FORM WARRANTY DEED, JOINTLY FOR LIFE AND REMAINDER TO SURVIVOR

STATE OF ALABAMA)
 KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY)

That in consideration of **Twenty Two Thousand Five Hundred and 00/100-----**
-----DOLLARS (\$22,500.00), to the undersigned grantor, **Chelsea Ridge Estates, LLC**,
an Alabama Limited Liability Company (herein referred to as GRANTOR), in hand paid by
the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto **David D. Willingham and**
Tonya P. Willingham (herein referred to as GRANTEES) 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, the following real estate, situated in
SHELBY County, Alabama, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to ad valorem taxes for 2014 and subsequent years not yet due and payable
until October 1, 2014, easements, restrictions, rights of way and permits of record.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and
upon the death of either of them, then to the survivor of them in fee simple, and to the heirs
and assigns of such survivor forever, together with every contingent remainder and right of
reversion.

And said **Grantor**, does for itself, its successors and assigns, covenant with said **Grantees**,
their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are
free from all encumbrances unless otherwise noted above, that it has a good right to sell and
convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant
and defend the same to the said **Grantees**, their heirs, executors and assigns forever, against
the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTOR**, by its Managing Member, Donald
M. Acton, who is authorized to execute this conveyance, has hereto set its signature and seal,
this the 22nd day of November, 2013.

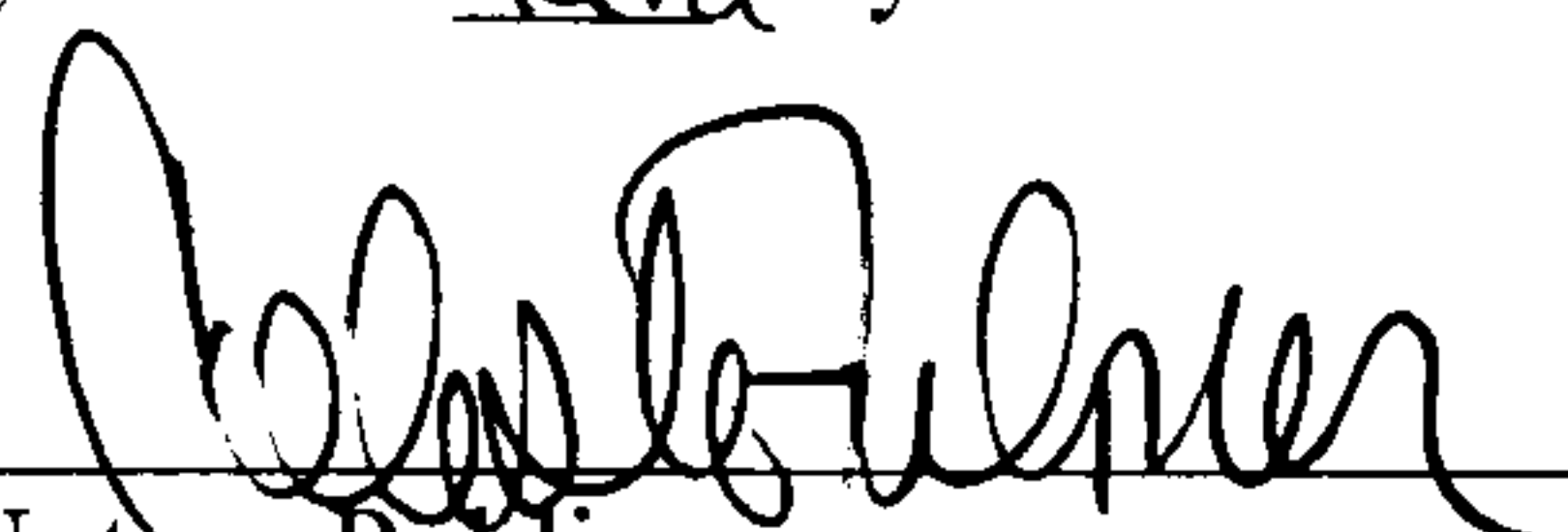
CHELSEA RIDGE ESTATES, LLC

BY: 
Donald M. Acton, Managing Member

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Donald M. Acton, whose name as Managing Member of Chelsea Ridge
Estates, LLC., an Alabama Limited Liability Company, 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, as such Managing Member and with full
authority, executed the same voluntarily for and as the act of said Limited Liability
Company.

Given under my hand and official seal, this the 22nd day of November, 2013.


Notary Public

My Commission Expires: 10-9-14

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 2, according to the survey and map of Britt and Willingham Subdivision, as recorded in Map Book 43, Page 129, in the Probate office of Shelby County, Alabama.

ALSO DESCRIBED AS:

A parcel of land situated in the Southeast Quarter of the Northwest Quarter of Section 19, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at a 5/8 inch rebar found locally accepted to be the Southwest corner of the Southeast Quarter of the Northwest Quarter of said Section 19; thence run North 02 degrees 18 minutes 23 seconds East along the West line of said quarter-quarter section for a distance of 808.33 feet to the Point of Beginning; thence continue North 02 degrees 03 minutes 45 seconds East along the West line of said quarter-quarter section for a distance of 98.24 feet to an iron pin found at the Southeast corner of Lot 52 of Chelsea Ridge Estates 1st Sector as recorded in Map Book 35 on Page 150 in the Office of The Judge of Probate, Shelby County, Alabama; thence run North 74 degrees 29 minutes 44 seconds East along the Southeast line of Lots 52-49 of said Chelsea Ridge Estates 1st Sector for a distance of 603.57 feet to an iron pin found; thence run North 54 degrees 57 minutes 09 seconds East along the Southeast line of Lot 48 of said Chelsea Ridge Estates 1st Sector for a distance of 118.63 feet to an iron pin found; thence run South 35 degrees 02 minutes 51 seconds East for a distance of 75.00 feet to an iron pin set; thence run North 54 degrees 57 minutes 09 seconds East for a distance of 105.00 feet to an iron pin set; thence run North 35 degrees 02 minutes 51 seconds West for a distance of 75.00 feet to an iron pin found; thence run North 54 degrees 57 minutes 09 seconds East along the Southeast line of Lot 46-45 of said Chelsea Ridge Estates 1st Sector for a distance of 211.33 feet to an iron pin found; thence run North 74 degrees 36 minutes 59 seconds East along the Southeast line of a road R-O-W in said Chelsea Ridge Estates 1st Sector for a distance of 50.06 feet to an iron pin found; thence run North 88 degrees 55 minutes 53 seconds East along the Southeast line of Lots 44-42 of said Chelsea Ridge Estates 1st Sector for a distance of 339.10 feet to an iron pin found on the West line of the Northeast Quarter of the Northwest Quarter of said Section 19; thence run South 03 degrees 00 minutes 34 seconds West along the East line of the Northwest quarter said Section 19 for a distance of 622.42 feet to a point; thence run North 85 degrees 54 minutes 37 seconds West for a distance of 1299.17 feet to the point of beginning.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Chelsea Ridge Estates, LLC
Mailing Address 2232 Cahaba Valley Dr.
Birmingham, AL 35242

Grantee's Name: David D. Willingham & Tonya D. Willingham
Mailing Address: 104 Shire Valley Farms
Columbiana, AL 35051

Property Address: _____
Columbiana, AL 35051

Date of Sale 11-22-13
Total Purchase Price \$ 22,500.00

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 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 11-22-13

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Print Donald M. Acton

☐ Unattested

(Verified by)