

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:
Christopher E. Osborn
Dustin M. Osborn

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS and NO/00 (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Frank A. Combs, III and wife, Susan S. Sidwell** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Dustin M. Osborn and Christopher Edwards Osborn** (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, 2015.
2. Easements, restrictions, rights of way, and permits 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 27th day of February, 2015

Frank A. Combs III
Frank A. Combs III


Susan S. Sidwell
Susan S. Sidwell

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Frank A. Combs, III and Susan S. Sidwell**, 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 27th day of February, 2015.

Mike T. Atchison
Notary Public
My Commission Expires: 10-4-16


20150304000065930 1/3 \$25.00
Shelby Cnty Judge of Probate, AL
03/04/2015 09:32:45 AM FILED/CERT

Shelby County, AL 03/04/2015
State of Alabama
Deed Tax: \$5.00

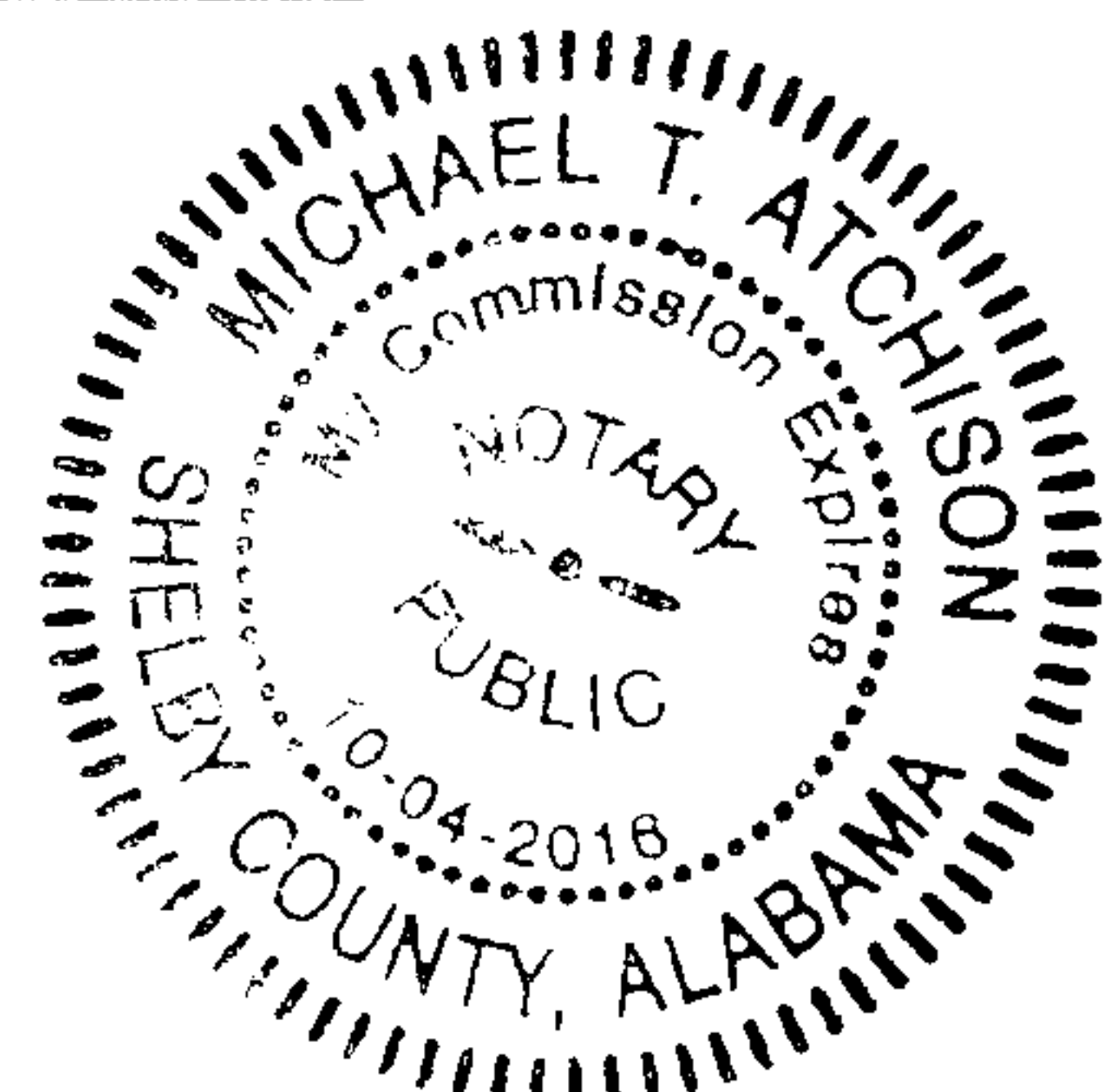
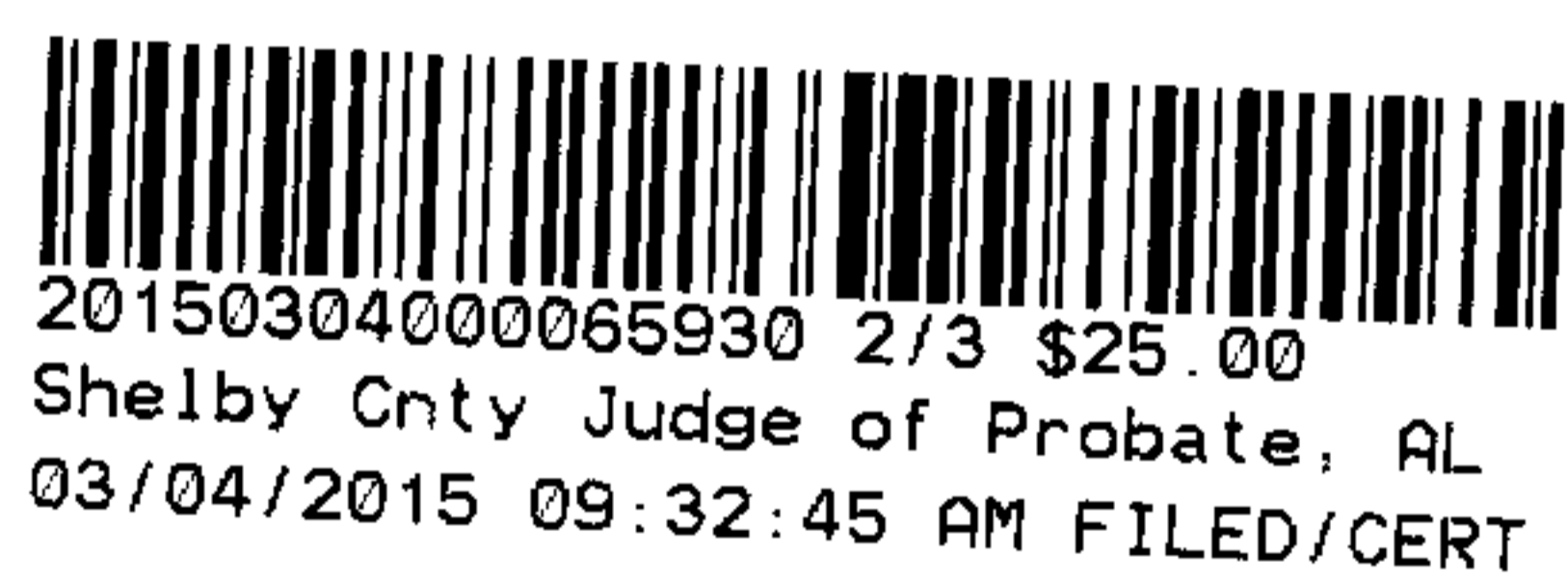


EXHIBIT A
LEGAL DESCRIPTION

PARCEL B:

Commence at the SE Corner of the NW 1/4 of the NE 1/4 of Section 4, Township 21 South, Range 2 West, Shelby County, Alabama; thence N00°00'00"E, a distance of 111.45'; thence N88°22'30"W, a distance of 246.66'; thence N81°41'00"W, a distance of 137.30'; thence along a chord of S35°55'30"E, a distance of 41.88'; thence N81°41'00"W, a distance of 24.63'; thence S80°56'30"W, a distance of 352.19'; thence S64°20'30"W, a distance of 267.50'; thence S57°41'30"W, a distance of 199.86'; thence N38°24'00"W, a distance of 280.03'; thence N64°13'00"W, a distance of 254.54'; thence S85°25'00"W, a distance of 716.29'; thence S22°01'55"E, a distance of 414.12' to the POINT OF BEGINNING, said point being a non-tangent curve to the right, having a radius of 770.00, a central angle of 18°59'44", and subtended by a chord which bears N84°13'46"E, and a chord distance of 254.11'; thence along the arc of said curve, a distance of 255.28'; thence S07°05'46"E, a distance of 21.12'; thence S82°54'14"W, a distance of 246.84'; thence N22°01'55"W, a distance of 27.94' 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	<u>Frank A Combs, III</u>	Grantee's Name	<u>Christopher E. Osborn</u>
Mailing Address	<u>Susan S. Sidewell</u>	Mailing Address	<u>Dustin M. Osborn</u>
	<u>2612 Royal Ct</u>		<u>2612 Royal Ct</u>
	<u>Pelham, AL 35124</u>		<u>Pelham, AL 35124</u>
Property Address	<u>Yellow Hammer Drive</u>	Date of Sale	<u>2-27-15</u>
	<u>Alabaster, AL 35007</u>	Total Purchase Price	<u>\$5,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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	<u>2-27-15</u>	Print	<u>Mike T. Atchison</u>
<u>Unattested</u>	<u>AC</u>	Sign	<u>[Signature]</u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one



20150304000065930 3/3 \$25.00
Shelby Cnty Judge of Probate, AL
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Form RT-1