

This Instrument was Prepared by:

Send Tax Notice To: Della Pender

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

38330 Hwy 25
Harpersville AL
35078

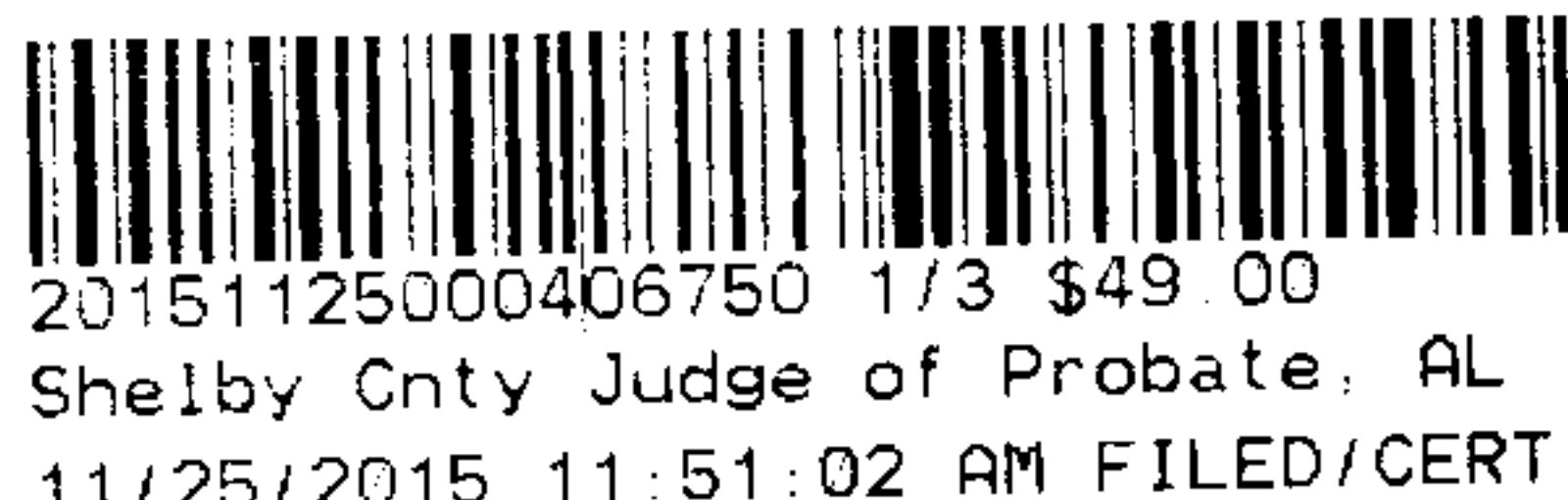
File No.: S-15-22564

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby



That in consideration of the sum of **Twenty Nine Thousand Dollars and No Cents (\$29,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Brian D. Thomas**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Della Pender**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2015 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the grantor herein or his spouse.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 20th day of November, 2015.

Brian D. Thomas

Shelby County: AL 11/25/2015
State of Alabama
Deed Tax: \$29.00

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Brian D. Thomas, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of November, 2015.

Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: October 04, 2016

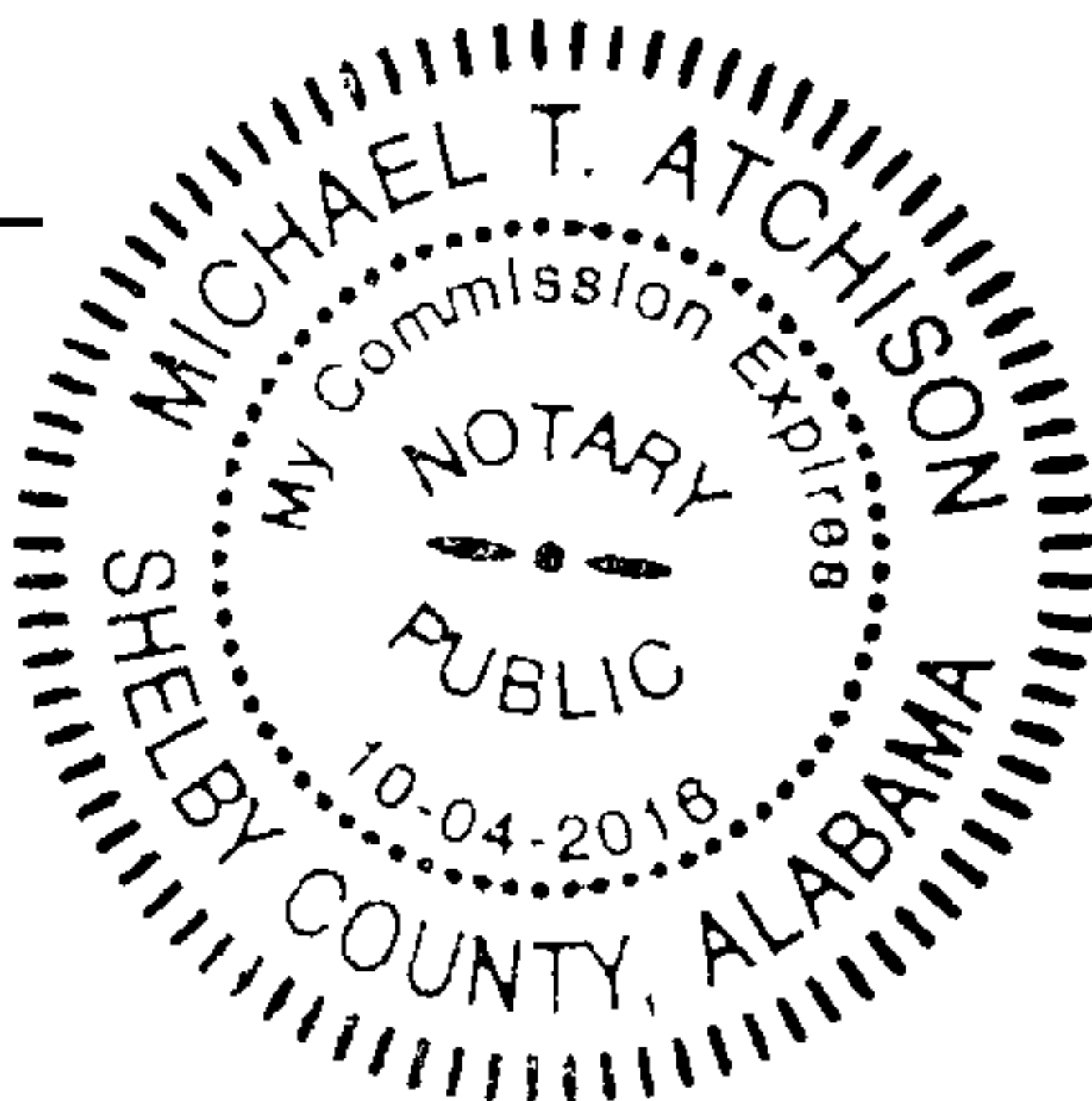



EXHIBIT "A"
LEGAL DESCRIPTION


20151125000406750 2/3 \$49.00
Shelby Cnty Judge of Probate, AL
11/25/2015 11:51:02 AM FILED/CERT

A parcel of land being part of Lot 14 of Willow Island Subdivision, being more particularly described as follows:

Begin at the NW corner of Lot 14 of Willow Island Subdivision, as recorded in Map Book 4, Page 73, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the point of beginning, said point also being the beginning of a curve to the right, having a radius of 128.00 feet, a central angle of 18 degrees 50 minutes 31 seconds, and subtended by a chord which bears South 89 degrees 53 minutes 15 seconds East, and a chord distance of 41.90 feet; thence along the arc of said curve, a distance of 42.09 feet; thence South 02 degrees 14 minutes 16 seconds East, a distance of 245.08 feet; thence North 60 degrees 06 minutes 10 seconds West, a distance of 43.89 feet; thence North 03 degrees 26 minutes 38 seconds West, a distance of 223.50 feet to the point of beginning. According to survey of Rodney Y. Shiflett, RLS #21784, dated August 9, 2011.

Real Estate Sales Validation Form

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

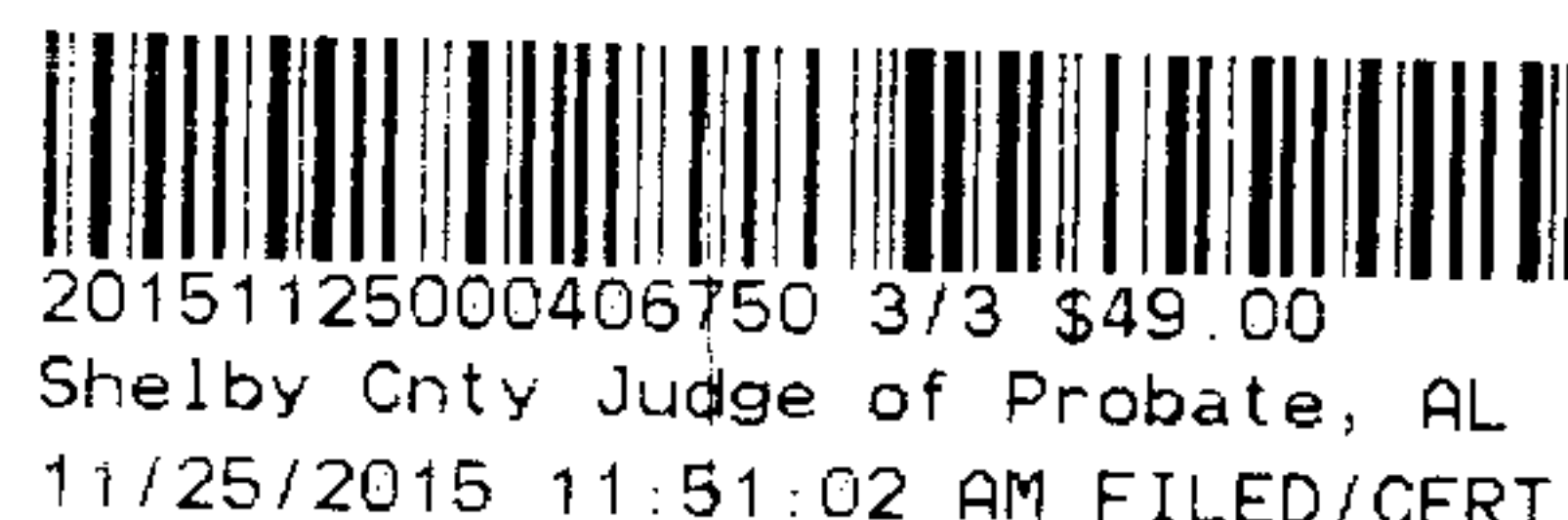
Grantor's Name Brian D. Thomas
Mailing Address 175 Baron Dr
Chelsea, AL, 35043
Property Address Shelby, AL 35143

Grantee's Name Della Pender
Mailing Address 38330 Hwy 25
Harpersville AL
35078
Date of Sale November 20, 2015
Total Purchase Price \$29,000.00
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 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 November 19, 2015

Print Brian D. Thomas

Unattested

AL
(verified by)

Sign

Brian D. Thomas
(Grantor/Grantee/Owner/Agent) circle one