


THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:
MARGARET B. HAIRSTON

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)


20151229000441530 1/3 \$98.00
Shelby Cnty Judge of Probate, AL
12/29/2015 11:56:05 AM FILED/CERT

Shelby County, AL 12/29/2015
State of Alabama
Deed Tax: \$78.00


KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Ten and 00/100 Dollars (\$10.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, SPENCER COLLINS, as Personal Representative of the Estate of THOMAS WALKER BELL, deceased (SHELBY County, Alabama Case No. PR-2014-000433), (herein referred to as "Grantor"), do grant, bargain, sell, and convey unto MARGARET B. HAIRSTON (herein referred to as "Grantee") all of its right, title, and interest in the following described real estate, situated in SHELBY County, Alabama, to wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

And I/we do for ourselves and for my/our heirs, executors, and administrators covenant with the said Grantee, and her assigns, that I/we are lawfully seized in fee simple of said premises; that it is 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 heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and her assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto set his hands and seals, this 16th day of DECEMBER, 2015.


SPENCER COLLINS, PERSONAL REPRESENTATIVE OF THE
ESTATE OF THOMAS WALKER BELL, DECEASED (SHELBY COUNTY, ALABAMA, CASE
NO. PR-2014-000433)

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, SPENCER COLLINS as PERSONAL REPRESENTATIVE of the Estate of THOMAS WALKER BELL, whose name 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, in his capacity as PERSONAL REPRESENTATIVE, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of DECEMBER, 2015.



Notary Public

My Commission

Expires: 9/18/2017

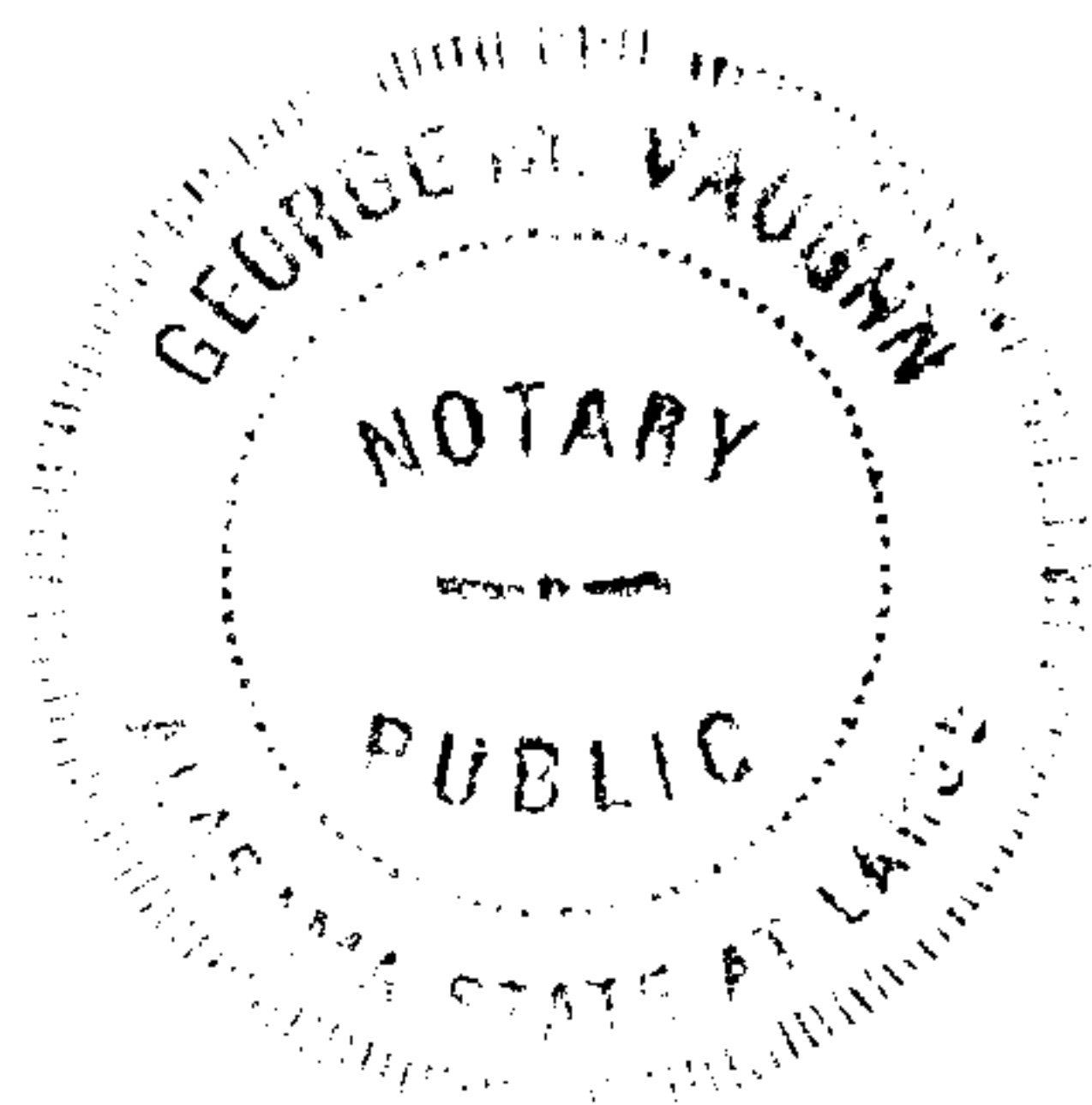
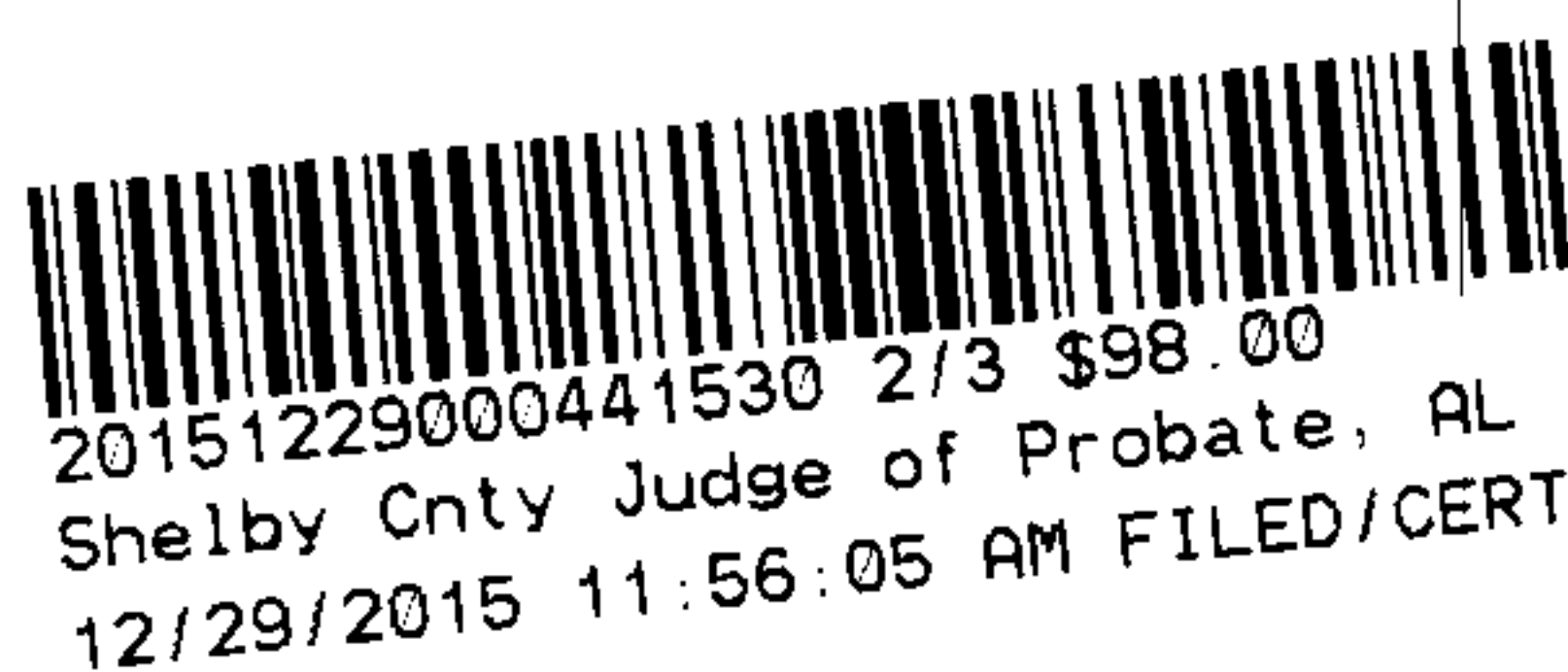


EXHIBIT A

PARCEL I



BEGIN AT THE SE CORNER OF THE SW ¼ OF THE SW ¼ OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, SAID POINT BEING THE POINT OF BEGINNING; THENCE N88°53'32"E, A DISTANCE OF 120.00'; THENCE N00°36'36"E, A DISTANCE OF 269.93'; THENCE N69°59'52"W, A DISTANCE OF 127.16'; THENCE S00°36'36"W, A DISTANCE OF 315.75' TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.81 ACRES, MORE OR LESS.

PARCEL II

THE SOUTH 1200 FEET OF THE SE1/4 OF THE SE1/4 OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 2 EAST, EXCEPTING HIGHWAY RIGHT OF WAY ON WEST SIDE, ALSO EXCEPTING 7 ACRES MORE OR LESS, IN THE SW CORNER LYING SOUTH OF POND SPRING BRANCH, ALSO LESS THAT AREA IN THE SE CORNER LYING BELOW THE 400 FOOT CONTOUR ELEVATION. SITUATED IN SHELBY COUNTY, ALABAMA.

PARCEL III

ALL SW ¼ OF SW ¼, SECTION 11, TOWNSHIP 19 SOUTH, RANGE 2 EAST LYING NW OF HIGHWAY 231, SOUTHWEST OF NORTH LINE OF VACATED 6TH STREET AND NORTHEAST OF CENTRAL OF GEORGIA RAILROAD.

EXCEPT PROPERTY IN INST. NO. 1996-24936.

THE ABOVE DESCRIBED PROPERTY ALSO DESCRIBED AS BEING ALL OF BLOCKS 26, 27, 32 AND 33, CRUME'S MAP OF THE TOWN OF VINCENT.

EXCEPT PROPERTY DESCRIBED IN INST. NO. 1996-24936.

Real Estate Sales Validation Form

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

Grantor's Name Thomas Walker Bell Estate
Mailing Address P.O. Box 141
Vincent AL 35178

Grantee's Name Margaret Hairston
Mailing Address P.O. Box 329
Vincent AL 35178

Property Address Undeveloped land

Date of Sale 12/16/15
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$78,000.



20151229000441530 3/3 \$98.00
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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 Tax Office

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 12/29/15

Print Margaret B. Hairston

☒ Unattested
(verified by)

Sign Margaret B. Hairston
(Grantor/Grantee/Owner/Agent) circle one