

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Jason Brian Echols
306 N Main Street
Columbiana, AL 35051

20160316000084860
03/16/2016 01:01:40 PM
DEEDS 1/3

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Sixty-Two Thousand And No/100 Dollars (\$162,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Dale E. McCullough, II and Robin McCullough, husband and wife, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jason Brian Echols (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:


See Exhibit "A" attached hereto 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.

One Hundred Sixty-Five Thousand Four Hundred Eighty-Three And No/100 Dollars (\$165,483.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on March 11, 2016.



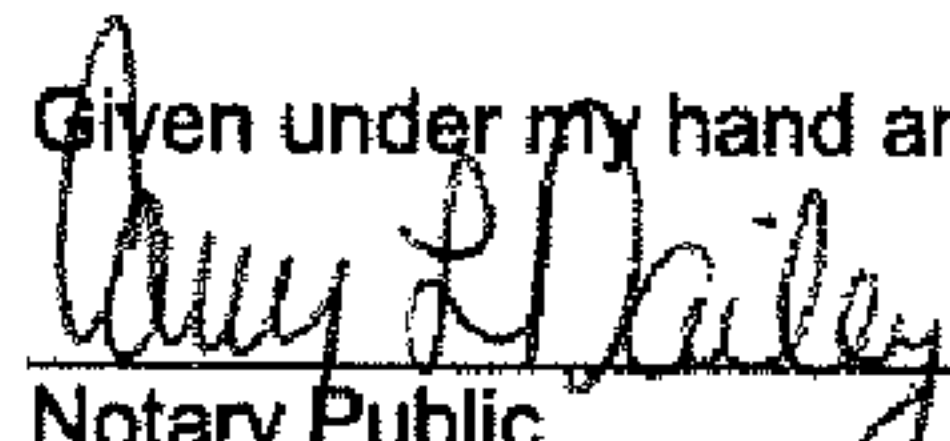
Dale E. McCullough, II


Robin McCullough

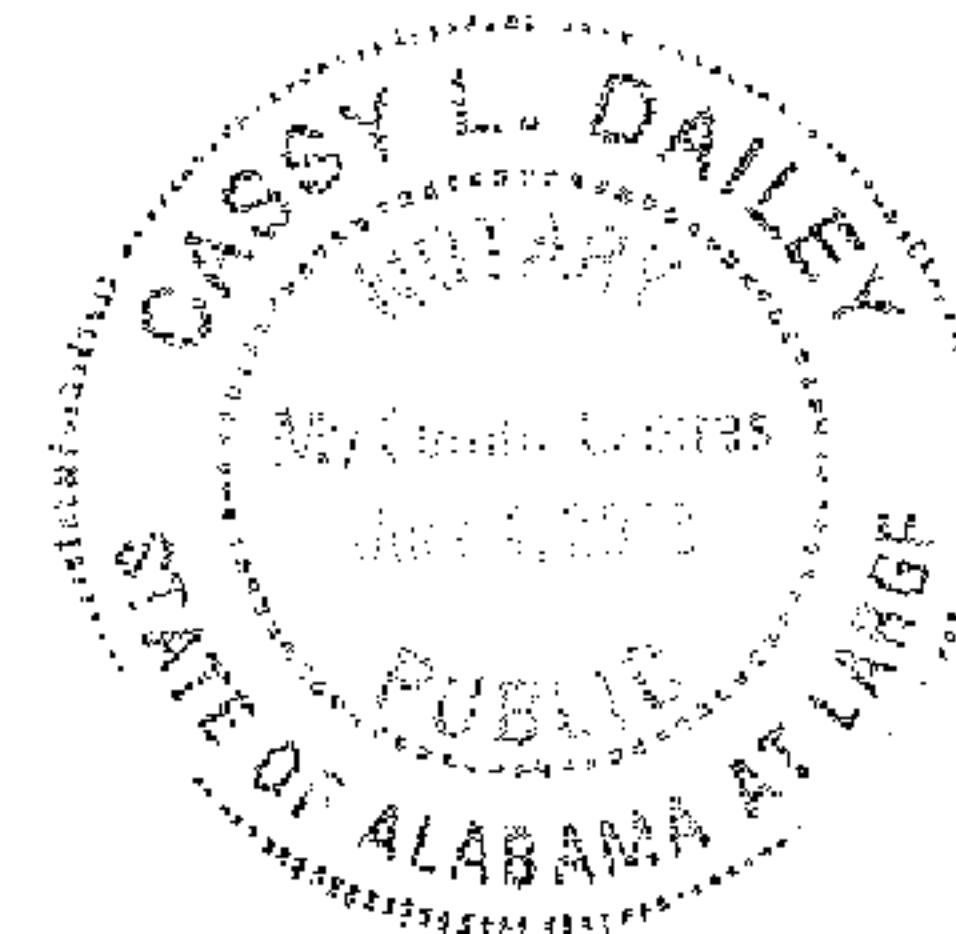
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dale E. McCullough, II and Robin McCullough, 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 on the 11th day of March, 2016.



Notary Public
My commission expires:



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Grantor's Name Dale E. McCullough, II and Robin McCullough
Grantee's Name Jason Brian Echols
Mailing Address 306 N Main Street
Columbiana, AL 35051
Mailing Address 1056 Highway 99
Shelby, AL 35143

Property Address 306 N Main Street
Columbiana, AL 35051
Date of Sale March 11, 2016
Total Purchase Price \$162,000.00
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 - Dale E. McCullough, II and Robin McCullough, 306 N Main Street, Columbiana, AL 35051.

Grantee's name and mailing address - Jason Brian Echols, 1056 Highway 99, Shelby, AL 35143.

Property address - 306 N Main Street, Columbiana, AL 35051

Date of Sale - March 11, 2016.

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: March 11, 2016

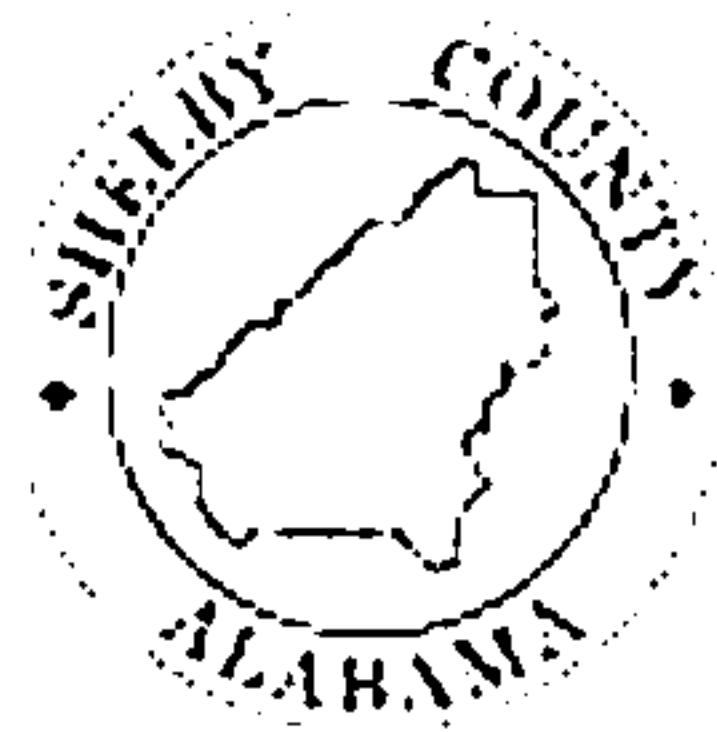
Haley Taylor
Sign 
Agent

EXHIBIT "A"

LEGAL DESCRIPTION

Commence at the NE Corner of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama; thence N 90°00'00"W, a distance of 461.63 feet to the POINT OF BEGINNING, said point lying on the Westerly Right of Way line of North Main Street; thence N 00°02'49"W and along said Right of Way line, a distance of 14.20 feet; thence S 86°12'09"W and leaving said Right of Way line, a distance of 214.26 feet; thence S 00°26'16"E, a distance of 75.95 feet; thence S 89°38'07"E, a distance of 213.29 feet to the Westerly Right of Way line of North Main Street; thence N 00°02'49"W and along said Right of Way line, a distance of 77.30 feet to the POINT OF BEGINNING.

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Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/16/2016 01:01:40 PM
\$21.00 CHERRY
20160316000084860

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister".