

This Instrument was Prepared by:

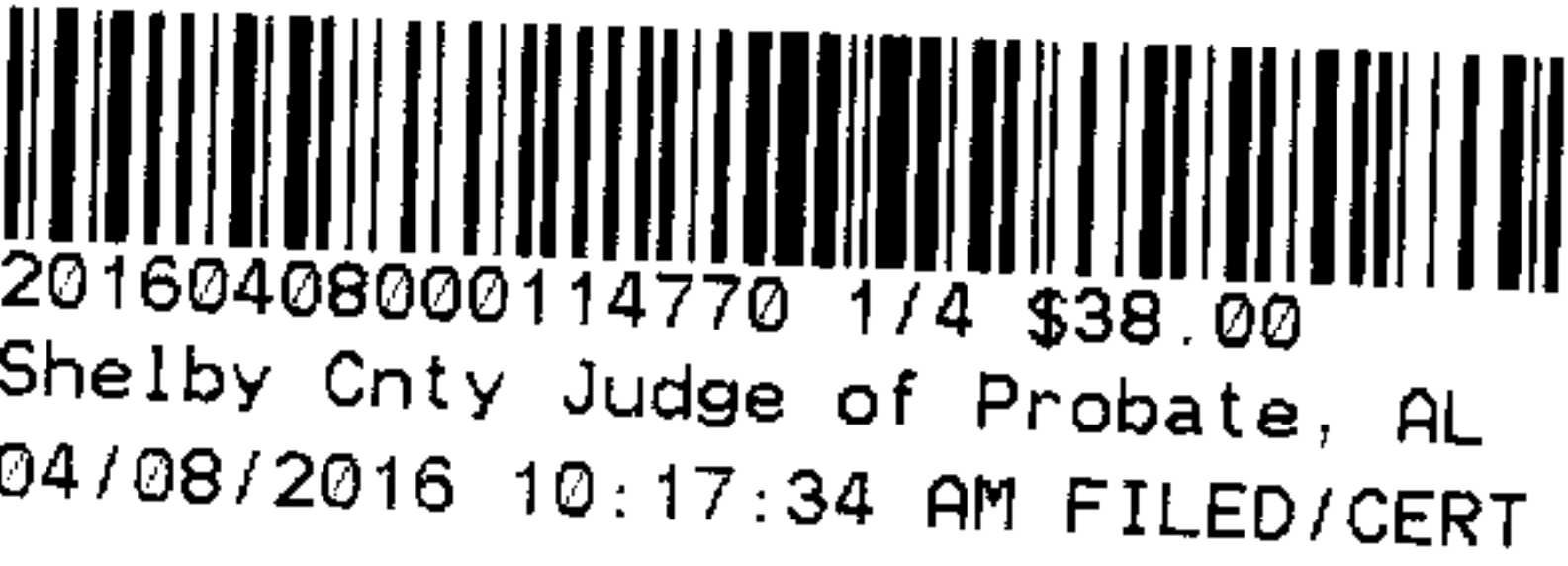
Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: MV-16-22723

Send Tax Notice To: Jason Turner

101 Windsor Way  
Pelham AL 35124

WARRANTY DEED



State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Twelve Thousand Dollars and No Cents (\$12,000.00)**, 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, **William David Talley, a single man, Patrick Lee Talley, a single man, Stephen DeWayne Talley, a married man and Karre Talley Self, a married woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jason Turner**, (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 grantors herein or their spouses.

Grantors herein are all the surviving heirs at law of Benjamin Franklin Talley, who is deceased, having died on or about 11 Oct 2011. Benjamin Franklin Talley and Ben F. Talley are one in the same person.

\$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 5th day of April, 2016.

Patrick Lee Talley  
Patrick Lee Talley  
By: Karre Talley Self, Attorney in Fact  
By Karre Talley Self, Attorney in Fact  
Stephen DeWayne Talley  
Stephen DeWayne Talley  
By: Karre Talley Self, Attorney in Fact  
By Karre Talley Self, Attorney in  
State of Alabama  
Fact

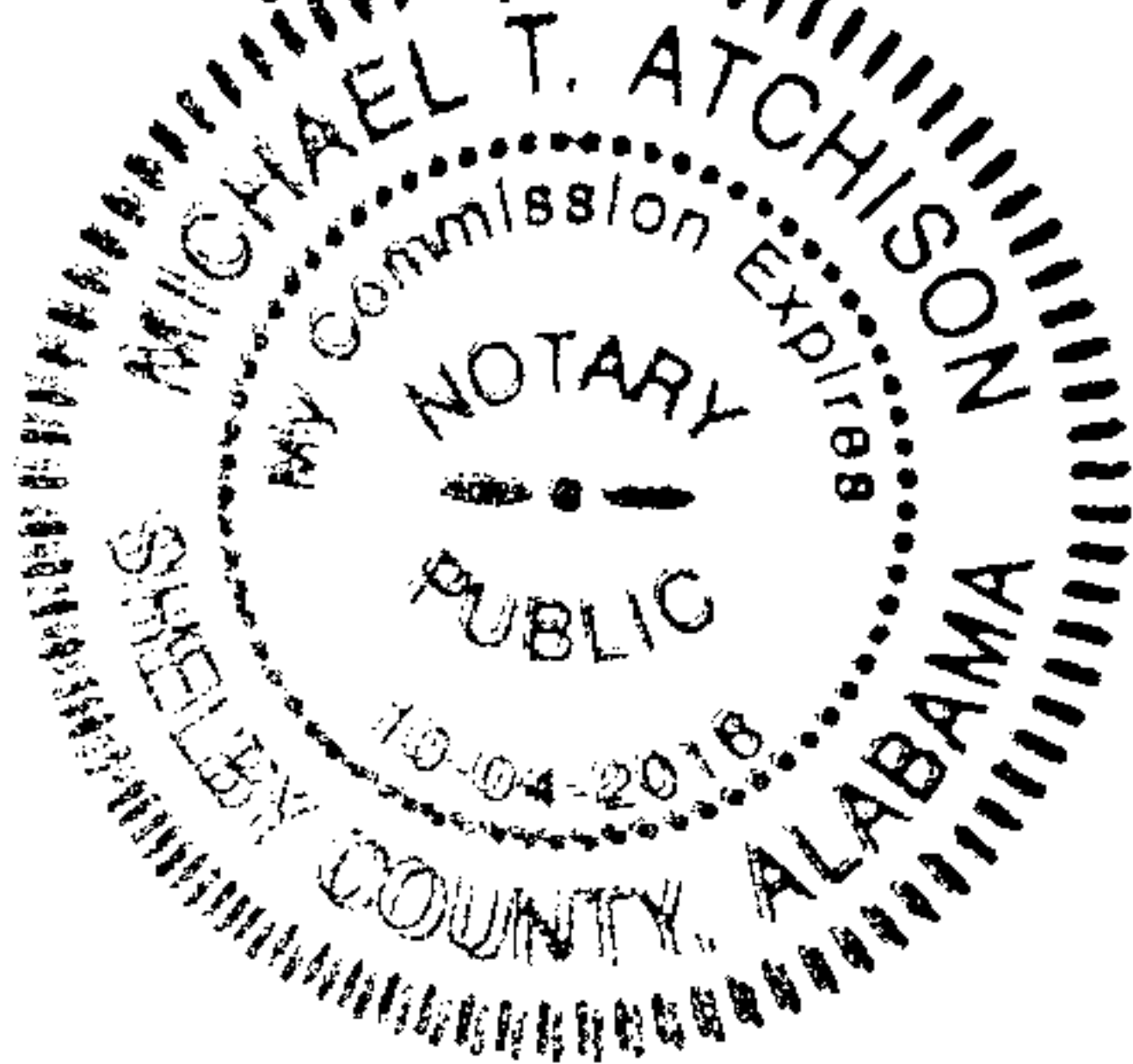
William David Talley  
William David Talley  
By: Karre Talley Self, Attorney in Fact  
By Karre Talley Self, Attorney in Fact  
Karre Talley Self  
Karre Talley Self

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Karre Talley Self as Attorney in Fact for William David Talley, Karre Self Talley as Attorney in Fact for Patrick Lee Talley, Karre Talley Self as Attorney in Fact for Stephen DeWayne Talley and Karre Talley Self, 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 5th day of April, 2016.

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



Shelby County, AL 04/08/2016  
State of Alabama  
Deed Tax: \$12.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

Commence at the Southwest corner of the NE 1/4 of the NW 1/4 of Section 8, Township 22 South, Range 2 West, Shelby County, Alabama and run thence North 00 degrees 36 minutes 16 seconds along the West line of said quarter-quarter 208.48 to a point; thence run North 89 degrees 44 minutes 17 seconds East 315.00' to the point of beginning of the property, Parcel 1, being described; thence continue last described course 105.00' to a point; thence run North 00 degrees 34 minutes 10 seconds West 210.00' to a point in the centerline of Shelby County Highway No. 84; thence run South 89 degrees 44 minutes 17 seconds West along centerline of said highway 105.00' to a point; thence run South 00 degrees 34 minutes 10 seconds East 210.00 feet to the point of beginning, less and except the right of way of the highway. Situated in Shelby County, Alabama.

**PARCEL 2:**

Commence at the southwest corner of the NE 1/4 of the NW 1/4 of Section 8, Township 22 South, Range 2 West, Shelby County, Alabama and run thence North 00 degrees 36 minutes 16 seconds along the west line of said quarter-quarter 208.48 feet to a point; thence run North 89 degrees 44 minutes 17 seconds East 210.00 feet to the point of beginning of the property, Parcel 2, being described; Thence continue last described course 105.00 feet to a point; thence run North 00 degrees 34 minutes 10 seconds West to a point in the centerline of Shelby County Highway No. 84; thence run South 89 degrees 44 minutes 17 seconds West along centerline of said highway 105.00 feet to a point; thence run South 00 degrees 34 minutes 00 seconds East 210.00 feet to the point of beginning. Situated in Shelby County, Alabama.



20160408000114770 2/4 \$38.00  
Shelby Cnty Judge of Probate, AL  
04/08/2016 10:17:34 AM FILED/CERT




\_\_\_\_\_**Unattested**

\_\_\_\_\_  
(verified by)

Sign

X   
(Grantor/Grantee/Owner/Agent) circle one

  
20160408000114770 3/4 \$38.00  
Shelby Cnty Judge of Probate, AL  
04/08/2016 10:17:34 AM FILED/CERT

## Real Estate Sales Validation Form

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

Grantor's Name Heirs at Law off Ben F. Talley (AS TO  
PARCEL 1) Heirs at Law of  
Benjamin Franklin Talley (AS TO  
PARCEL 2)

Mailing Address 401 Murren Rd  
Columbiana, AL 35057

Property Address 540 Highway 84  
Calera, AL 35040

Grantee's Name Jason Turner

Mailing Address 101 Windsor Way  
Pelham AL 35124  
, AL


Date of Sale April 05, 2016  
Total Purchase Price \$12,000.00

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

  
20160408000114770 4/4 \$38.00  
Shelby Cnty Judge of Probate, AL  
04/08/2016 10:17:34 AM FILED/CERT

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 April 04, 2016

Print Heirs at Law off Ben F. Talley (AS TO PARCEL 1)  
Heirs at Law of Benjamin Franklin Talley (AS TO  
PARCEL 2)