

This Instrument was Prepared by:

Send Tax Notice To: Robert Mark McKeand

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

246 Idodys Rd
Chelsea, AL 35043

File No.: S-16-22937

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Thirty Thousand Dollars and No Cents (\$30,000.00)**, 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, **John M. Britt and Patricia Britt**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Robert Mark McKeand**, (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.

\$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 28th day of June, 2016.



John M. Britt



Patricia Britt

State of GA

County of DeKalb



Michael Belle Isle, a Notary Public in and for the said County in said State, hereby certify that John M. Britt and Patricia Britt, 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.

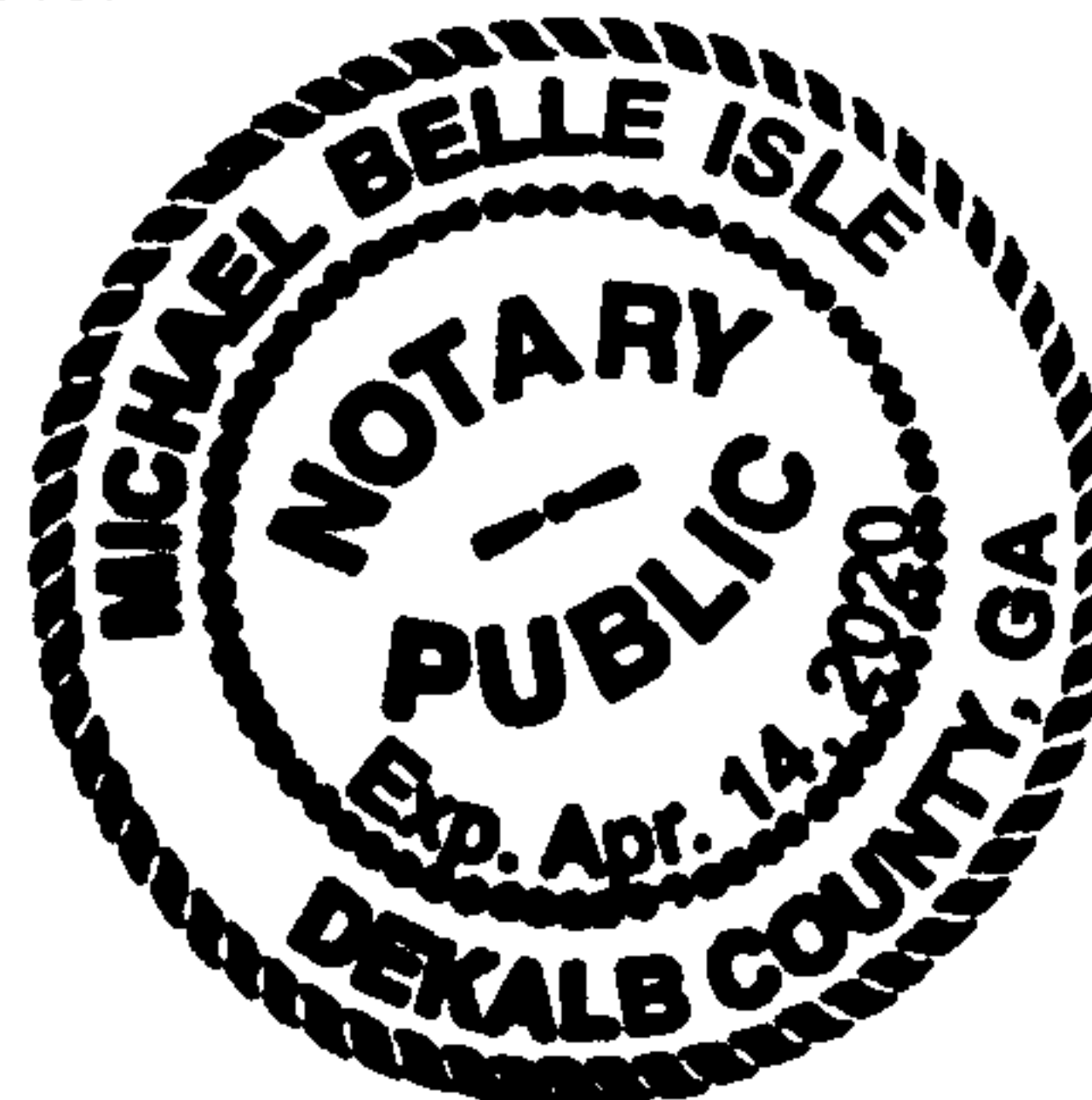
Given under my hand and official seal this the 28th day of June, 2016.



Notary Public, State of GA

Michael Belle Isle

My Commission Expires: 04/14/2020



20160701000229090 1/3 \$51.00
Shelby Cnty Judge of Probate, AL
07/01/2016 09:32:20 AM FILED/CERT

Shelby County, AL 07/01/2016
State of Alabama
Deed Tax: \$30.00

EXHIBIT "A"
LEGAL DESCRIPTION

The West Half of the West Half of the Southwest Quarter of the Northeast Quarter of Section One,
Township Twenty South, Range Two West, Shelby County, Alabama.

Less and except that portion conveyed by deed recorded in Real Book 149, Page 976, being more
particularly described as follows:

A parcel of land consisting of four (4) acres situated in the Northwest corner of the Southwest Quarter of
Northeast Quarter of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, more fully
described as commencing at the Northwest corner of said forty (40) acres for the point of beginning, run
South along forty line 529 feet to a point; thence East and parallel to North line of said forty 330 feet to a
point; thence North and parallel to West line of said forty 529 feet to North forty line; thence West along
forty line 330 feet to point of beginning.



20160701000229090 2/3 \$51.00
Shelby Cnty Judge of Probate, AL
07/01/2016 09:32:20 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 John M. Britt
Patricia Britt

Mailing Address 2069 Asgard Ct NE
Atlanta Ga 30345

Property Address 0 UNKNOWN St.
Chelsea, AL 35043

Grantee's Name Robert Mark McKeand

Mailing Address 246 Hodgson Rd
Chelsea AL 35047

Date of Sale June 28, 2016
Total Purchase Price \$30,000.00

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)

<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 June 22, 2016

Unattested

(verified by)

Print Robert Mark McKeand

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

20160701000229090 3/3 \$51.00
Shelby Cnty Judge of Probate: AL
07/01/2016 09:32:20 AM FILED/CERT

Form RT-1