

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

**SEND TAX NOTICE TO:**  
WILLIAM DEFOOR  
3015 HIGHWAY 71  
SHELBY, ALABAMA 35143

**WARRANTY DEED**

**20161222000466830**  
**12/22/2016 08:05:32 AM**  
**DEEDS 1/4**

**STATE OF ALABAMA            )**  
  
**SHELBY COUNTY                )**

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Twelve Thousand Nine Hundred and 00/100 Dollars (\$12,900.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, MARK S. ACHUFF AND MARY MELISSA CANTLEY ACHUFF, HUSBAND AND WIFE (herein referred to as “Grantors”), do grant, bargain, sell, and convey unto WILLIAM DEFOOR (herein referred to as “Grantee”), all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT A  
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.

SUBJECT TO RIGHT OF REDEMPTION OF PREVIOUS OWNERS.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

**TO HAVE AND TO HOLD** unto the said Grantee, his heirs and assigns, forever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 21 day of DECEMBER, 2016.

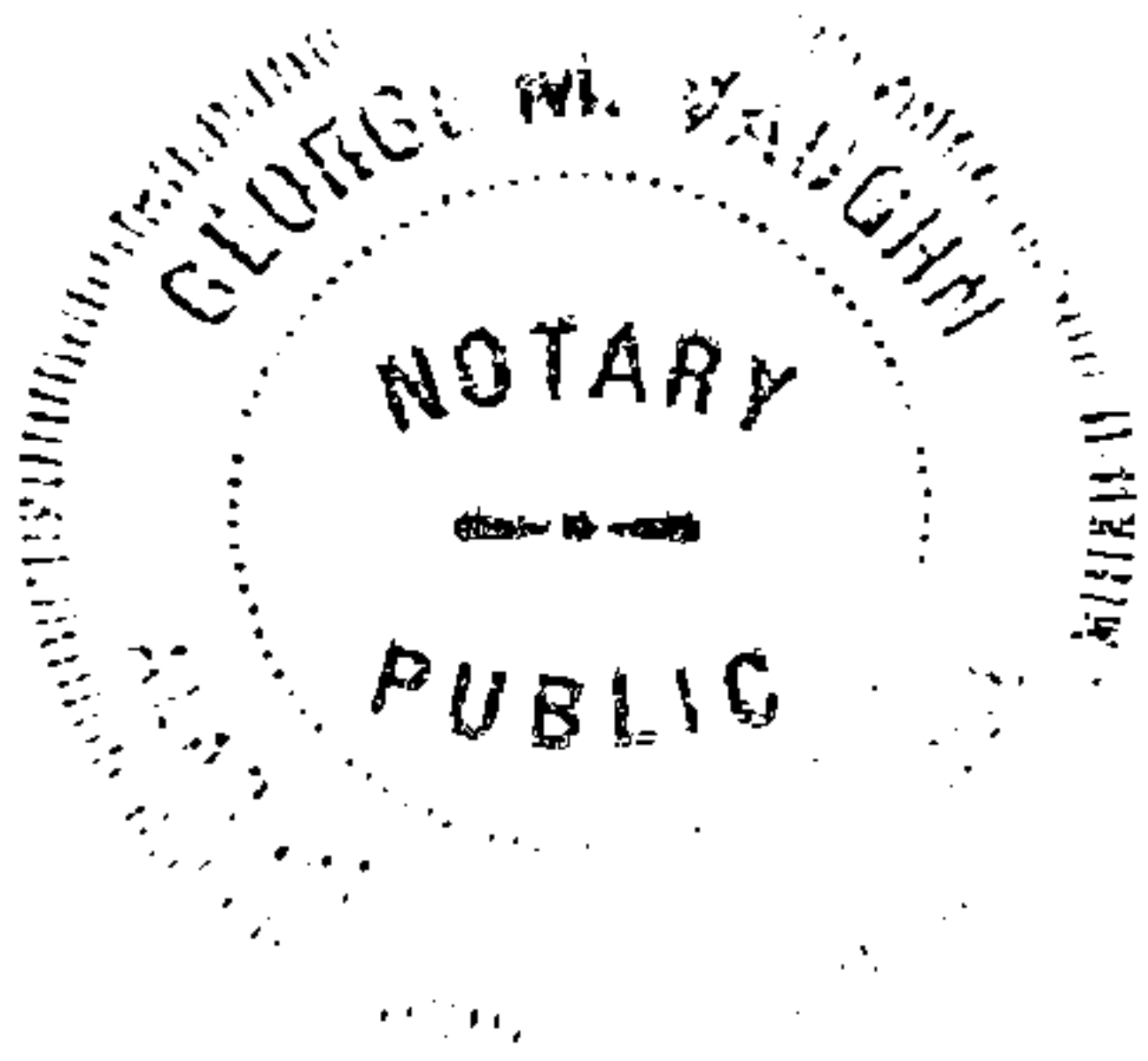
  
\_\_\_\_\_  
MARK S. ACHUFF

  
\_\_\_\_\_  
MARY MELISSA CANTLEY ACHUFF

STATE OF ALABAMA       )  
SHELBY COUNTY        )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MARK S. ACHUFF, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of DECEMBER, 2016.



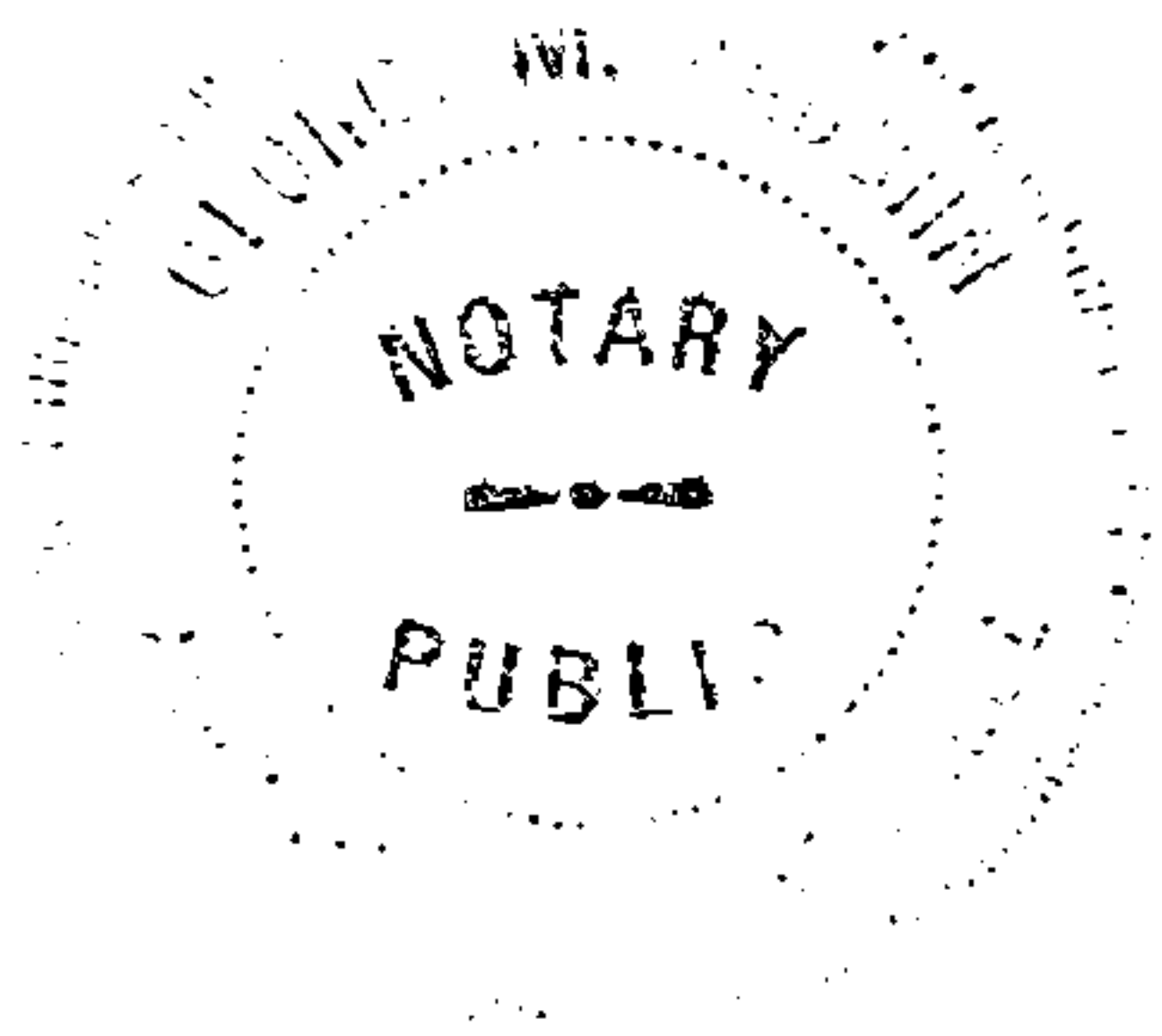
  
\_\_\_\_\_  
Notary Public


My Commission Expires: 9/18/2017

STATE OF ALABAMA       )  
SHELBY COUNTY        )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MARY MELISSA CANTLEY ACHUFF, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of DECEMBER, 2016.



  
\_\_\_\_\_  
Notary Public

My Commission Expires: 9/18/2017

**EXHIBIT "A"**

**A parcel of land situated in the Northwest 1/4 of the Northeast 1/4 of Section 13, Township 24 North, Range 15 East, Shelby County, Alabama, being more particularly described as follows:**

**Commence at the Southeast corner of said 1/4-1/4 section; thence in a Westerly direction along the South boundary of said 1/4-1/4 section a distance of 330.67 feet; thence turn an angle of 90 degrees 54 minutes to the right, in a Northerly direction 1, 204.52 feet to the point of beginning; thence continue along last described course, a distance of 123.42 feet to intersection with the Northerly boundary line of said 1/4-1/4 section; thence 89 degrees 56 minutes right in an Easterly direction along said Northerly boundary 231.98 feet to intersection with the West right-of-way of a public road (Shelby County Highway 71); thence 80 degrees 10 minutes (deed 88 degrees 10 minutes) to the right in a Southeasterly direction along said right-of-way 125.03 feet; thence turn an angle of 99 degrees 47 minutes to the right in a Westerly direction 253.47 feet to the point of beginning.**

Real Estate Sales Validation Form

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

Grantor's Name Mark Achett  
Mailing Address 416 George Vaughn  
300 Cahaba Park Circle SE  
Birmingham AL 35244

Grantee's Name William Deter  
Mailing Address 3015 Highway 71  
Shelby AL 35143

Property Address 3031 Hwy 71  
Shelby AL 35143

Date of Sale 12/21/2012  
Total Purchase Price \$ 12,900

or  
Actual Value \$

20161222000466830 12/22/2016 08:05:32 AM DEEDS 4/4 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 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 12/21/2012

Print George Vaughn

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/22/2016 08:05:32 AM  
\$37.00 CHERRY  
20161222000466830

*[Signature]*