

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$32,130 (thirty two thousand one hundred thirty dollars) to the undersigned grantors, J. Daniel Matheson III (a married man), in hand paid by the grantee herein, the receipt whereof is acknowledged, I the said J. Daniel Matheson III, grant, bargain, sell and convey unto John T. Matheson (a married man), the following described real estate, situated in Shelby County, Alabama, to wit:

5.6% of my 70% ownership, leaving me 64.4% and you 35.6%, of all the property which I own jointly with John T. Matheson in the Southern 1/2 of Section 7, Township 20, Range 2 East, that lies east of the center line of Yellow Leaf Creek, Shelby County, Alabama;

Less and except: a rectangular parcel of land containing 10 acres, more or less, located in the Northeast corner (NE) of the South half (S1/2) of Section 7, Township 20 South, Range 2 East, measuring 888.5 feet, more or less, north and south, and measuring 490.26 feet, more or less, east and west, situated in Shelby county;

And also less and except: Commence at a railroad rail in place being the Northeast corner of Section 7, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed South 02 degrees 42 minutes 27 seconds West along the East boundary of said Section for a distance of 2613.59 feet to a 1/2" rebar in place; thence proceed North 87 degrees 17 minutes 33 seconds West for a distance of 490.29 feet to a 1/2" rebar in place, said point being the point of beginning. From this beginning point continue North 87 degrees 17 minutes 33 seconds West for a distance of 200.0 feet to a 1/2" rebar in place, thence continue North 87 degrees 17 minutes 33 seconds West for a distance of 975.0 feet (set 1/2" rebar) thence proceed South 02 degrees 42 minutes 27 seconds West for a distance of 666.50 feet (set 1/2" rebar); thence proceed South 08 degrees 15 minutes 17 seconds East for a distance of 226.13 feet to a set 1/2" rebar; thence proceed South 87 degrees 17 minutes 33 seconds East for a distance of 932.0 feet to a 1/2" rebar in place; thence continue South 87 degrees 17 minutes 33 seconds East for a distance of 200.0 feet to a 1/2" rebar in place; thence proceed North 02 degrees 42 minutes 27 seconds East for a distance of 888.50 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Southeast one-fourth and the Northwest one-fourth of the Southeast one-fourth of Section 7, Township 20 South, Range 2 East, Shelby County, Alabama.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF GRANTOR OR SPOUSE.

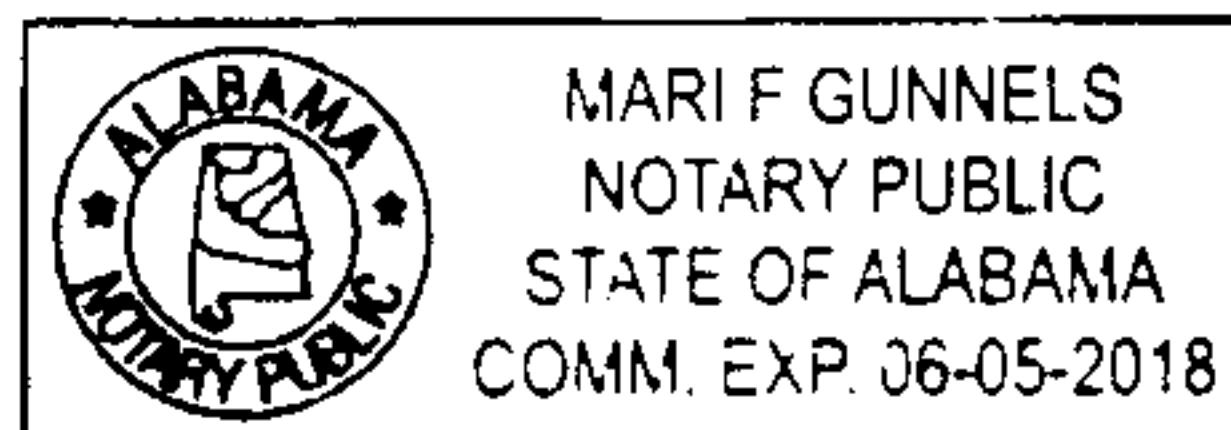
To have and to hold to the said John T. Matheson, his heirs and assigns forever. And we do for ourselves and for our heirs, executors and administrators, covenant with said John T. Matheson, his heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except recorded easements of public utilities on, under, over or across said property, that we have a good right to sell and convey the same as foresaid; that we and our heirs and assigns, will warrant and defend to the said John T. Matheson, his heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hand and seal this 31<sup>st</sup> day of July, 2017.

J. Daniel Matheson, SEAL

J. Daniel Matheson  
STATE OF ALABAMA  
SHELBY COUNTY

Shelby County: AL 09/12/2017  
State of Alabama  
Deed Tax: \$32.50



20170912000332710 1/2 \$50.50  
Shelby Cnty Judge of Probate, AL  
09/12/2017 02:42:39 PM FILED/CERT

I, Mari F. Gunnels hereby certify that J. Daniel Matheson, whose name is signed to the foregoing conveyance, and who are known to me, acknowledge before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the date the same bears date. Given under my hand and seal this 31<sup>st</sup> day of July 2017.

*prepared by J. Daniel Matheson III*

Mari F. Gunnels  
NOTARY PUBLIC

My Commission Expires 6/5/18

# Real Estate Sales Validation Form

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

Grantor's Name J. Daniel Matheson III  
Mailing Address 1259 Dead Hollow Rd S  
Harpersville, AL 35078

Grantee's Name John T. Matheson  
Mailing Address 3814 Antietam Rd  
Birmingham, AL 35213


Property Address NA

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ 32130  
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

  
20170912000332710 2/2 \$50.50  
Shelby Cnty Judge of Probate, AL  
09/12/2017 02:42:39 PM 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 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 9-12-17

Print J. Daniel Matheson III

Unattested

(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1