

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Shirley Middleton
PO Box 211
Harpersville AL 35078

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Fifty Six Thousand Dollars and 00/100 (\$56,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Hazel Kelley, a single woman (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Shirely Middleton (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2012.
2. Easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the homestead of the Grantors.


20120808000290880 1/3 \$74.00
Shelby Cnty Judge of Probate, AL
08/08/2012 09:01:28 AM FILED/CERT

Shelby County, AL 08/08/2012
State of Alabama
Deed Tax: \$56.00

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd day of August, 2012.

Hazel Kelley
Hazel Kelley

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Hazel Kelley**, 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 2nd day of August, 2012.

Mike T. Atchison
Notary Public
My Commission Expires: 10-16-12

MICHAEL T. ATCHISON
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES 10/16/2012

EXHIBIT A

LEGAL DESCRIPTION

From the Northwest corner of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama proceed S 27°31'W along the West boundary of said Section 27 for a distance of 1355.48 feet; thence proceed S 33°20'05"E 25.99 feet to a point on the Southeasterly right-of-way boundary of U.S. Highway No. 231 (R/W 80'), said point being the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING continue along the aforementioned course S 33°20'05"E 307.82 feet; thence N 72°10'34"E 147.35 feet; thence S 22°29'53"E 173.31 feet; thence N 83°14'37"E 241.87 feet; thence S 0°54'03"W 192.63 feet; thence N 89°22'11"W 46.12 feet; thence S 3°08'55"E 207.16 feet; thence N 88°48'00"W 415.99 feet; thence N 0°27'57"E 379.09 feet; thence N 81°10'45"W 177.07 feet; thence N 7°10'33"E 88.78 feet; thence N 7°35'45"W 67.53 feet; thence N 51°29'34"W 94.53 feet to a point on the Southeasterly right-of-way boundary of the aforementioned U.S. Highway No. 231 (R/W 80'); thence N 35°34'54"E along said highway right-of-way for 139.98 feet back to the POINT OF BEGINNING.

The above described parcel of land is located in the SW1/4-NE1/4 of Section 27, and the SE1/4-NE1/4 of Section 28, all in Township 19 South, Range 2 East, Shelby County, Alabama and contains 5.25 acres.



20120808000290880 2/3 \$74.00
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Real Estate Sales Validation Form

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

Grantor's Name Hazel Kelley
Mailing Address 227 Hwy 62
Harpersville AL 35078

Grantee's Name Shirley Middleton
Mailing Address PO Box 211
Harpersville AL 35078

Property Address 5.25 ac
off Hwy 231

Date of Sale 8/2/12
Total Purchase Price \$ _____
or
Actual Value \$ _____
Or
Assessors Market Value \$ 56,000.00

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
Tax Collector Market Value

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 person 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, Section 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, Section 40-22-1(h).

Date 8/2/12

Print Hazel Kelley

☐ Unattested _____
(verified by)

Sign Hazel Kelley
(Grantor/Grantee/Owner/Agent) circle one