

**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:  
**Mark Stracner**  
510 Dawson Rd  
Loxley AL 36551

**WARRANTY DEED**

\$58,560.00

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS and NO/00 (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Margaret R. Whisonant, a single woman (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Mark Stracner (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.

**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 10 day of august, 2012.

Margaret R. Whisonant  
Margaret R. Whisonant

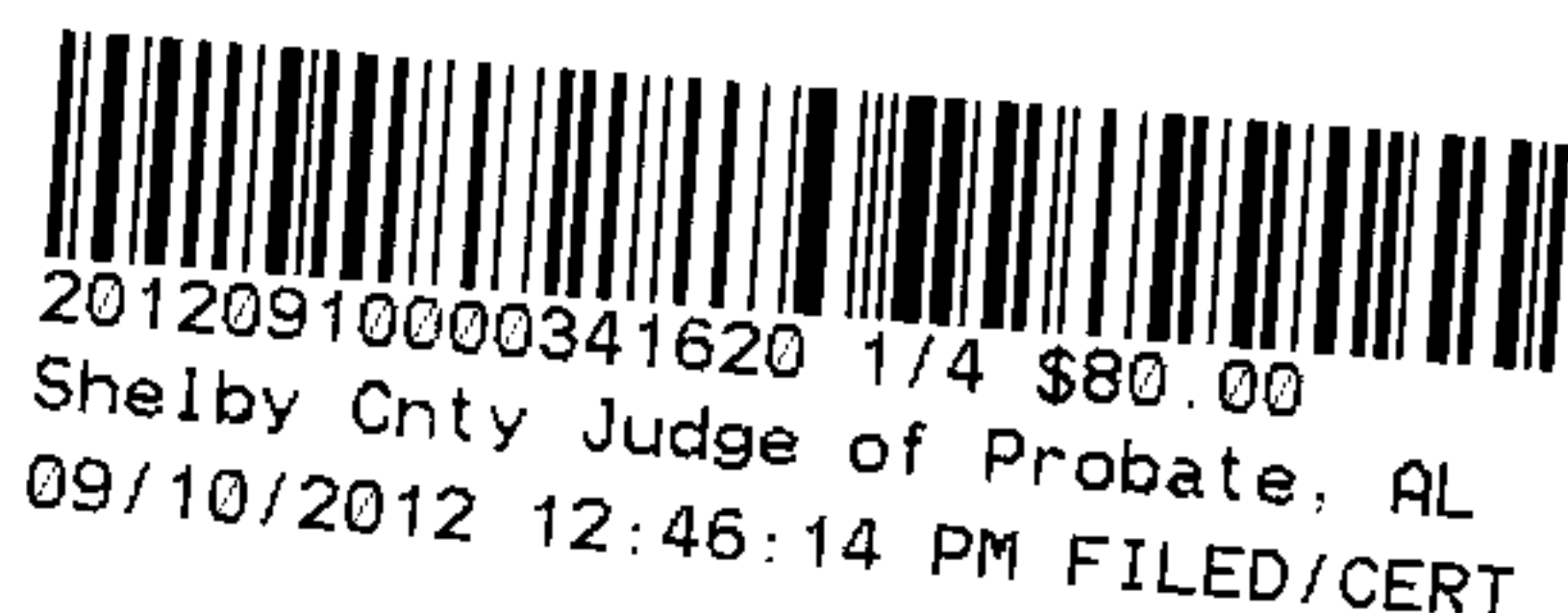
STATE OF ALABAMA)  
COUNTY OF Baldwin)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Margaret R. Whisonant**, 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 10<sup>th</sup> day of August, 2012.

Keri Green  
Notary Public

My Commission Expires: \_\_\_\_\_ My Commission Expires 11/23/2015



SCHEDULE A  
LEGAL DESCRIPTION

Begin at the SW corner of the E 1/2 of the SE 1/4 of NE 1/4 of Section 11, Township 19 South, Range 1 West; thence North 0 degrees 03 minutes 20 seconds East along the West line of said E 1/2 100.00 feet; thence south 89 degrees 20 minutes East 391.19 feet to the West line of a 25.00 foot easement; thence South 5 degrees 48 minutes West along said Easement line 100.58 feet to the North line of the E 1/2 of the NE 1/4 of SE 1/4 of said Section 11; thence South 00 degrees 29 minutes West along said easement line 357.03 feet; thence North 89 degrees 31 minutes West 379.38 feet to the West line of said E 1/2 of NE 1/4 of SE 1/4; thence North 0 degrees 29 minutes East along said West line 358.23 feet to the point of beginning.

Being a part of the E 1/2 of the NE 1/4 of the SE 1/4 and a part of the E 1/2 of the SE 1/4 of NE 1/4 of Section 11, Township 19 South, Range 1 West, and being Parcel No. 10, according to Survey of F. W. Meade, Registered Land Surveyor, dated February 10, 1987.

ALSO, a non-exclusive easement for ingress and egress to and from the above described parcel, and to and from other parcels now or formerly owned by the grantor, Earl Brasher, and to and from Shelby County Highway NO. 43, which is also known as the Bear Creek Road, said easement being more particularly designated and described as being of a uniform width of 25.00 feet, the center line thereof being described as follows:

Commence at the SE corner of the NE 1/4 of SE 1/4 of Section 11, Township 19 South, Range 1 West; thence North 89 degrees 04 minutes West along the South line of same 293.15 feet to the point of beginning of the centerline of 25.00 foot easement; thence North 0 degrees 29 minutes East 1333.87 feet to the South line of the SE 1/4 of NE 1/4 of said Section 11; thence North 6 degrees 48 minutes East 201.97 feet; thence North 36 degrees 47 minutes West 106.56 feet; thence North 4 degrees 01 minute West 382.46 feet; thence North 22 degrees 13 minutes West 293.34 feet; thence North 30 degrees 27 minutes West 183.95 feet to the southerly right of way line of Bear Creek Road and the end of said easement.

LESS, THE FOLLOWING DESCRIBED LAND:

Begin at the SW corner of the East half of the SE 1/4 of the NE 1/4 of Section 11, Township 19 South, Range 1 West; thence North 0 degrees 03 minutes 20 seconds East along the West line of said East 1/2, 100.00 feet; thence South 89 degrees 20 minutes East, 391.19 feet to the West line of a 25.00 foot easement; thence South 6 degrees 48 minutes West along said easement line 100.58 feet; thence South 00 degrees 29 minutes West along said easement line 127.39 feet; thence North 89 degrees 31 minutes West 379.38 feet to the West line of East 1/2 of NE 1/4 of SE 1/4; thence North 0 degrees 29 minutes east 128.59 feet to the point of beginning. Being a part of the East 1/2 of the NE 1/4 of the SE 1/4 and a part of the E 1/2 of the SE 1/4 of NE 1/4 of Section 11, Township 19 South, Range 1 West, and being according to survey of F. W. Meade, Registered Land Surveyor, dated February 5, 1991.



20120910000341620 2/4 \$80.00  
Shelby Cnty Judge of Probate, AL  
09/10/2012 12:46:14 PM FILED/CERT

SCHEDULE A  
LEGAL DESCRIPTION

ALSO, a non-exclusive easement for ingress and egress to and from the above described parcel, and to and from other parcels now or formerly owned by the grantor, Earl Brasher, and to and from Shelby County Highway No. 43, which is also known as the Bear Creek Road, said easement being more particularly designated and described as being a uniform width of 25.00 feet, the center line thereof being described as follows: Commence at the SE corner of the NE 1/4 of SE 1/4 of Section 11, Township 19 South, Range 1 West; thence North 89 degrees 04 minutes West along the South line of same 293.15 feet to the point of beginning of the center line of 25.00 feet to the point of beginning of the center line of 25.00 foot easement; thence North 0 degrees 29 minutes East 1,333.87 feet to the South line of the SE 1/4 of NE 1/4 of said Section 11; thence North 6 degrees 48 minutes East 201.97 feet; thence North 36 degrees 47 minutes West 106.56 feet; thence North 4 degrees 01 minute West 382.46 feet; thence North 22 degrees 13 minutes West 293.34 feet; thence North 30 degrees 27 minutes West 183.95 feet to the southerly right of way line of bear Creek Road, and the end of easement. Being situated in Shelby County, Alabama.



20120910000341620 3/4 \$80.00  
Shelby Cnty Judge of Probate, AL  
09/10/2012 12:46:14 PM 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 Margaret Whisonant
Mailing Address 510 Dawson Rd
Loxley AL 36551

Grantee's Name Mark Stracher
Mailing Address 234 Lilly Drive
Sterrett, AL
35147

Property Address 234 Lilly Dr.
Sterrett, AL
35147

Date of Sale 8/1/12
Total Purchase Price \$
or
Actual Value \$
Or
Assessors Market Value \$ 58,560.00

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 website

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 8-10-12

Print Margaret Whisonant

Unattested (verified by)

Sign Margaret Whisonant (Grantor/Grantee/Owner/Agent) circle one