


This instrument was prepared without
benefit of title evidence or survey by:

Grantee's address:
1080 Highway 81
Vincent, Alabama 35178

Joshua D. Arnold
P.O. Box 587, Columbiana, Alabama 35051

WARRANTY DEED


20120917000351810 1/5 \$70.00
Shelby Cnty Judge of Probate, AL
09/17/2012 11:02:41 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Robert L Harwell, married (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Rebecca A. Greene (herein referred to as GRANTEE, whether one or more) all of my interest in the following described real estate situated in Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT A

The above described property is not the homestead of GRANTOR or his spouse.

GRANTOR and GRANTEE are all of the heirs at law and next of kin of Curtis L. Harwell and wife, Selvie McGuire Harwell, grantees in the deed recorded in Deed Book 248, Page 170, in the Probate Office of Shelby County, Alabama. Curtis L. Harwell died in March 2011 and Selvie McGuire Harwell died in July 2011.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey

Shelby County, AL 09/17/2012
State of Alabama
Deed Tax: \$46.00

the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal,
this the 4 day of August, 2012

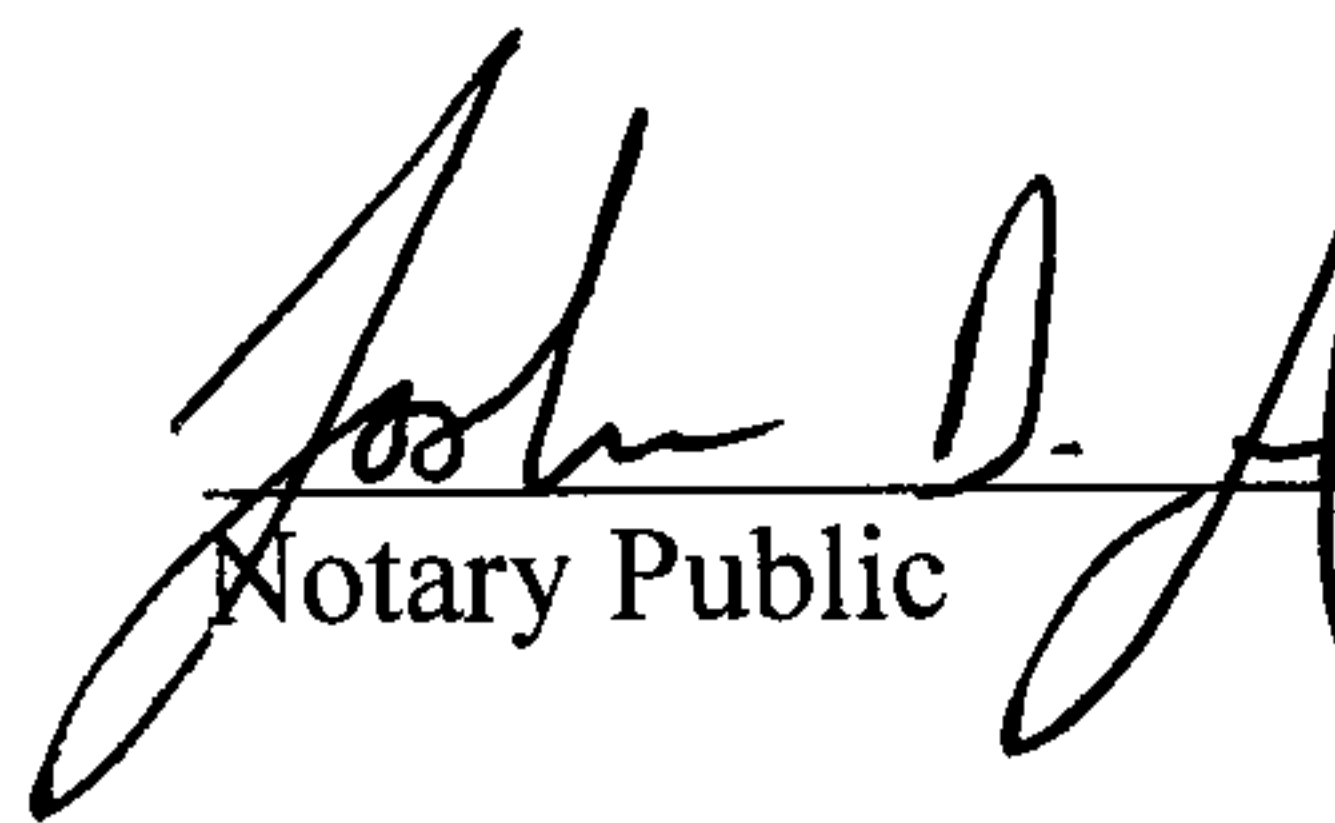

Robert L. Harwell

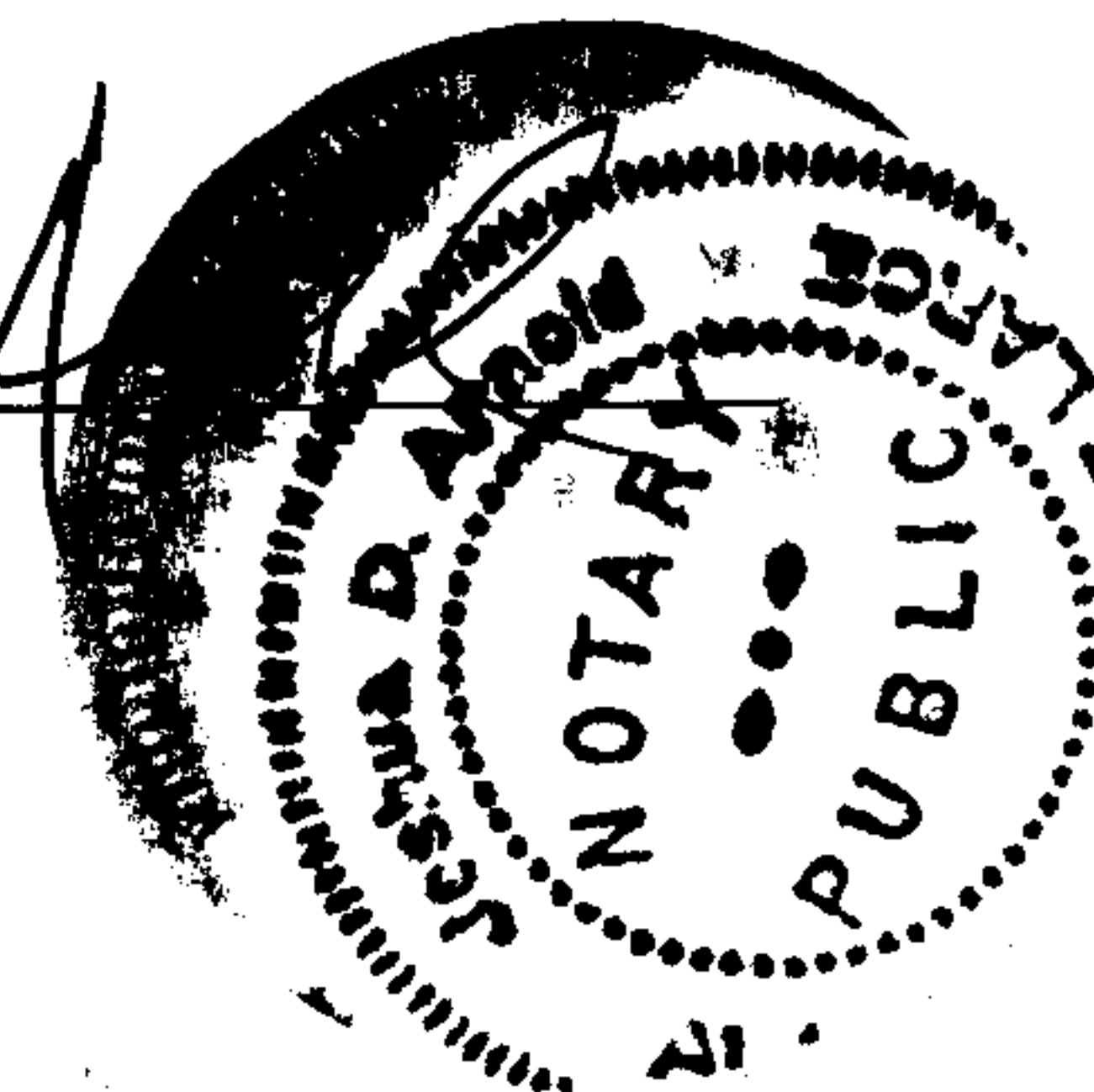
STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert L. Harwell, 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 the 4th day of August,
2012.


Notary Public





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EXHIBIT A

LEGAL DESCRIPTION: (PARCEL NO. 2)

A part of the $N\frac{1}{2}$ of the $SE\frac{1}{4}$, Section 9, Township 19 South, Range 2 East, Shelby County, Alabama, described as commencing at a $\frac{1}{2}$ " Rebar marking the Northwest corner of the Southeast Quarter of Section 9, Township 19 South, Range 2 East, Shelby County, Alabama and thence proceed $S0^{\circ} 36' 50'' E$ along the West boundary of said Southeast Quarter for a distance of 711.96' to a $\frac{1}{2}$ " Open Top Pipe Found; thence proceed $S87^{\circ} 58' 01'' E$ along a Barbed Wire Fence for a distance of 942.39' to a $\frac{5}{8}$ " Capped Rebar Set (Bailey CA 899LS); , said point being the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING continue $S87^{\circ} 58' 01'' E$ along a Barbed Wire Fence for a distance of 881.49' to a $\frac{3}{4}$ " Open Top Pipe found at the intersection of a Barbed Wire Fence running North and South; thence proceed $S0^{\circ} 03' 17'' W$ along said fence for a distance of 561.11' to a $\frac{1}{2}$ " Capped Rebar Found (Shifflett PLS #21774); thence proceed $N85^{\circ} 37' 32'' W$ for a distance of 877.33' to a $\frac{5}{8}$ " Capped Rebar Set (Bailey CA 899LS); thence proceed $N0^{\circ} 36' 50'' W$ parallel to the West boundary of the aforementioned Southeast quarter for a distance of 525.50' to the POINT OF BEGINNING, containing 10.95 +/- acres.

20' INGRESS & EGRESS EASEMENT TO (PARCEL NO. 2)

A part of the $N\frac{1}{2}$ of the $SE\frac{1}{4}$, Section 9, Township 19 South, Range 2 East, Shelby County, Alabama, described as commencing at a $\frac{1}{2}$ " Rebar marking the Northwest corner of the Southeast Quarter of Section 9, Township 19 South, Range 2 East, Shelby County, Alabama and thence proceed $S0^{\circ} 36' 50'' E$ along the West boundary of said Southeast Quarter for a distance of 711.96' to a $\frac{1}{2}$ " Open Top Pipe Found, said point being the POINT OF BEGINNING of herein described 20' foot easement; thence from said POINT OF BEGINNING, proceed $S0^{\circ} 36' 50'' E$ for a distance of 20.00' to a point on the South boundary of said easement; thence proceed $N87^{\circ} 58' 01'' W$ along the South boundary of said easement for a distance of 942.39' to a point on the West boundary of the aforementioned $N\frac{1}{2}$ of the $SE\frac{1}{4}$ thence proceed $N0^{\circ} 36' 50'' W$ and along the West boundary of the aforementioned Southeast quarter for a distance of 20.00' to the POINT OF BEGINNING and POINT OF ENDING of herein described 20' easement.



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LEGAL DESCRIPTION: (PARCEL NO. 1)

A part of the N $\frac{1}{2}$ of the SE $\frac{1}{4}$, Section 9, Township 19 South, Range 2 East, Shelby County, Alabama, described as commencing at a $\frac{1}{2}$ " Rebar marking the Northwest corner of the Southeast Quarter of Section 9, Township 19 South, Range 2 East, Shelby County, Alabama and thence proceed S0° 36' 50"E along the West boundary of said Southeast Quarter for a distance of 711.96' to a $\frac{1}{2}$ " Open Top Pipe Found, said point being the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING proceed S87° 58' 01"E along a Barbed Wire Fence for a distance of 942.39' to a $\frac{3}{8}$ " Capped Rebar Set (Bailey CA 899LS); thence proceed S0° 36' 50"E for a distance of 525.50' to a $\frac{3}{8}$ " Capped Rebar Set (Bailey CA 899LS); thence proceed N85° 37' 32"W for a distance of 944.96' to a $\frac{1}{2}$ " Capped Rebar Found (Shifflet PLS # 21774), at a Barbed Wire fence running North and South, said point being on the West boundary of the Southeast Quarter; thence proceed N0° 36' 50" W along the West boundary of the aforementioned Southeast quarter for a distance of 486.85' to the POINT OF BEGINNING, containing 10.95 +/- acres.

This is also a portion of that same property described by deed in the Office of the Judge of Probate of Shelby County, Alabama in Deed Book 248 at Page 170, (Exhibit A).

LEGAL DESCRIPTION: (PARCEL NO. 2)

A part of the N $\frac{1}{2}$ of the SE $\frac{1}{4}$, Section 9, Township 19 South, Range 2 East, Shelby County, Alabama, described as commencing at a $\frac{1}{2}$ " Rebar marking the Northwest corner of the Southeast Quarter of Section 9, Township 19 South, Range 2 East, Shelby County, Alabama and thence proceed S0° 36' 50"E along the West boundary of said Southeast Quarter for a distance of 711.96' to a $\frac{1}{2}$ " Open Top Pipe Found; thence proceed S87° 58' 01"E along a Barbed Wire Fence for a distance of 942.39' to a $\frac{3}{8}$ " Capped Rebar Set (Bailey CA 899LS); said point being the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING continue S87° 58' 01"E along a Barbed Wire Fence for a distance of 881.49' to a $\frac{1}{2}$ " Open Top Pipe found at the intersection of a Barbed Wire Fence running North and South; thence proceed S0° 03' 17"W along said fence for a distance of 561.11' to a $\frac{1}{2}$ " Capped Rebar Found (Shifflet PLS #21774); thence proceed N85° 37' 32"W for a distance of 877.33' to a $\frac{3}{8}$ " Capped Rebar Set (Bailey CA 899LS); thence proceed N0° 36' 50" W parallel to the West boundary of the aforementioned Southeast quarter for a distance of 525.50' to the POINT OF BEGINNING, containing 10.95 +/- acres.

This is also a portion of that same property described by deed in the Office of the Judge of Probate of Shelby County, Alabama in Deed Book 248 at Page 170, (Exhibit A).

20' INGRESS & EGRESS EASEMENT TO (PARCEL NO. 2)

A part of the N $\frac{1}{2}$ of the SE $\frac{1}{4}$, Section 9, Township 19 South, Range 2 East, Shelby County, Alabama, described as commencing at a $\frac{1}{2}$ " Rebar marking the Northwest corner of the Southeast Quarter of Section 9, Township 19 South, Range 2 East, Shelby County, Alabama and thence proceed S0° 36' 50"E along the West boundary of said Southeast Quarter for a distance of 711.96' to a $\frac{1}{2}$ " Open Top Pipe Found, said point being the POINT OF BEGINNING of herein described 20' foot easement; thence from said POINT OF BEGINNING, proceed S0° 36' 50"E for a distance of 20.00' to a point on the South boundary of said easement; thence proceed N87° 58' 01"W along the South boundary of said easement for a distance of 942.39' to a point on the West boundary of the aforementioned N $\frac{1}{2}$ of the SE $\frac{1}{4}$; thence proceed N0° 36' 50" W and along the West boundary of the aforementioned Southeast quarter for a distance of 20.00' to the POINT OF BEGINNING and POINT OF ENDING of herein described 20' easement.

This is also a portion of that same property described by deed in the Office of the Judge of Probate of Shelby County, Alabama in Deed Book 248 at Page 170, (Exhibit A).

NOTES:

1. Field work for this survey was completed on 10-5-11.
2. All easements and rights-of-way of which the surveyor had knowledge at the time of the survey have been shown. The surveyor has made no investigation or search for easements or record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
3. No underground utilities were located as a part of this survey.
4. The bearing base for this survey is based on Alabama State Plane Coordinate System (West Zone) as determined by RTK GPS observations with correction provided by the Earl Dudley, Inc., Inet VRS CORS network.
5. According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency for the City of Vincent, Shelby County, Alabama (community panel 010292), map number 01117C0139D, effective date September 29, 2006 this site lies within Zone X defined as "Areas determined to be outside the 0.2% chance floodplain."

SURVEYOR'S STATEMENT

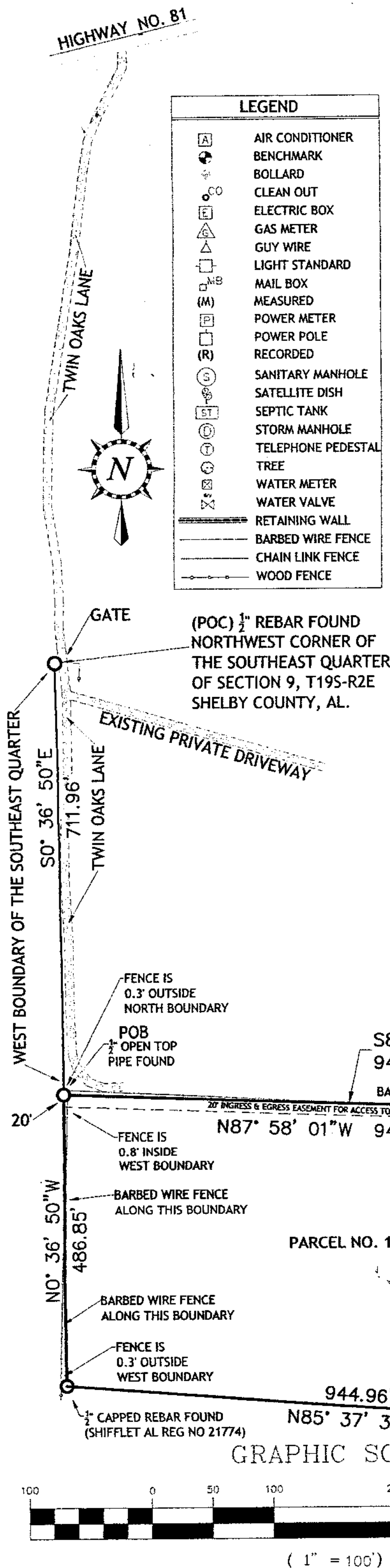
I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge information and belief.

Jason E. Bailey

Jason E. Bailey, PLS
Alabama Reg. No. 28567
Dated: 12-16-11



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PROJECT			
TWIN OAKS LANE			
VINCENT, ALABAMA			
CLIENT			
DANIEL GILL			
SYLACAUGA, ALABAMA			
TITLE			
PARCEL DIVISION			
DRAWN BY	CHECKED BY	SCALE	DATE
TLM	JEB	1:100	12-16-11

CA: 899LS

Real Estate Sales Validation Form

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

Grantor's Name ROBERT HARWELL
Mailing Address 607 SPRING DRIVE
SYLACAUGA, AL 35150

Grantee's Name REBECCA GREENE
Mailing Address 1080 HIGHWAY 81
VINCENT, AL 35178

Property Address _____

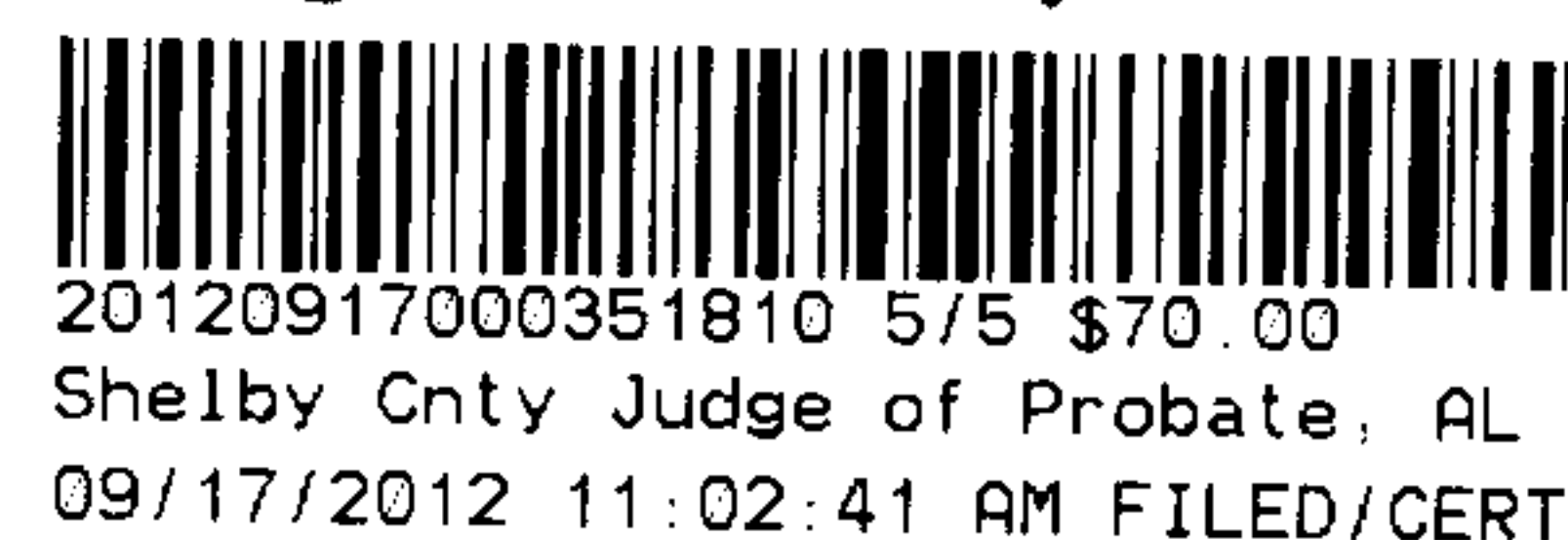
Date of Sale 08-04-2012
Total Purchase Price \$ _____
or
Actual Value \$ _____

or
Assessor's Market Value \$ 45,905.00

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



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 08-04-2012

Print Robert L Harwell

Sign Robert L Harwell

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1