

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

Send Tax Notice to:
James M. Cates
75 Summit Lane
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That pursuant to the Last Will and Testament of James R. Cates, deceased, I, **MARY W. CATES**, as **Personal Representative of the Estate of James R. Cates, deceased, Probate Case #PR-2010-000623, in the Probate Office of Shelby County, Alabama**, hereby grant, bargain, sell and convey unto **JAMES M. CATES**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

An Undivided 1/3rd interest in and to the following described real estate, to-wit:

All of the SE ¼ of the SW ¼; All of the SW ¼ of the SE ¼; All of the NW ¼ of the SE ¼; All of the S ½ of the NE ¼ of the NE ¼; that part of the SE ¼ of the NE ¼ and that part of the NE ¼ of the SE ¼ lying North and West of the Southern Railroad right of way in Section 13, Township 21 South, Range 1 West.

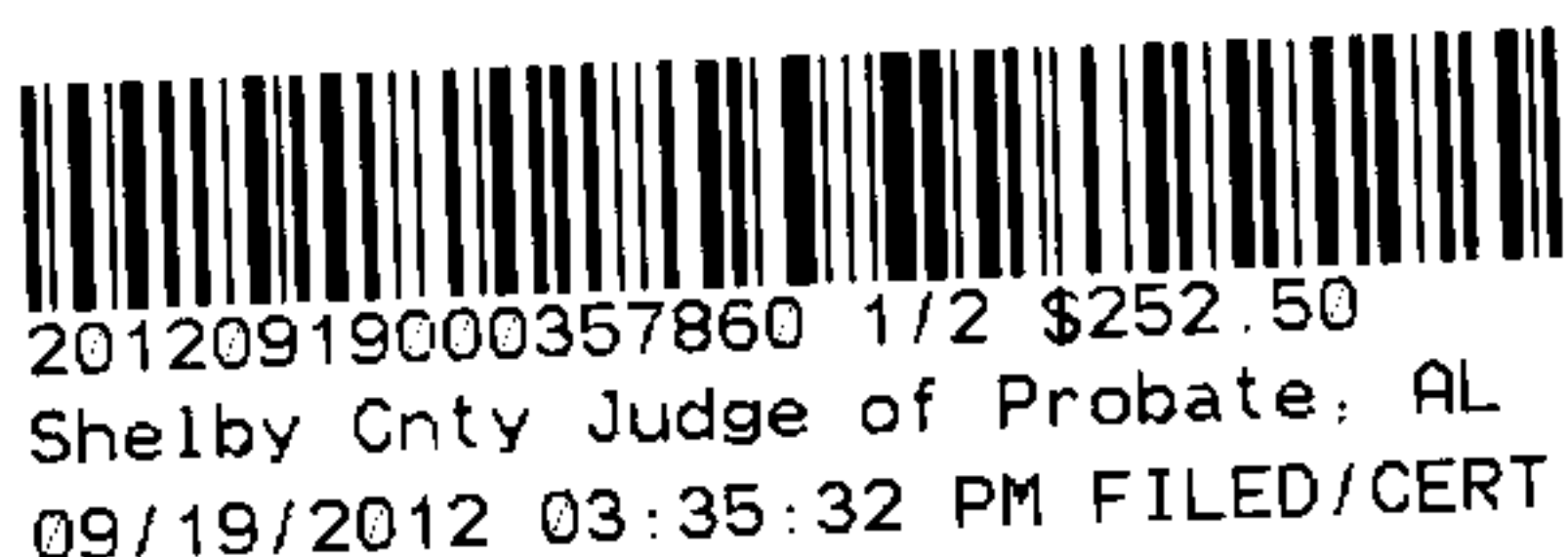
That part of the W ½ of the NW ¼ lying North and West of the Southern Railroad right of way and South and West of the Stinson Spring Branch, in Section 18, Township 21 South, Range 1 East. Situated in Shelby County, Alabama.

Subject to taxes for 2011 and subsequent years, restrictions, easements and rights of way of record.

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 29th day of August, ~~2011~~ ²⁰¹²



The Estate of James R. Cates, deceased,
Probate Case #PR-2010-000623, in the Probate
Office of Shelby County, Alabama

Mary W. Cates
By: Mary W. Cates, its Personal Representative

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mary W. Cates, whose name as Personal Representative of the Estate of James R. Cates, deceased, 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, in her capacity as such Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of August, ~~2011~~ ²⁰¹².

Quint J. Pearson
Notary Public

My Commission Expires: 10/16/2012

Shelby County, AL 09/19/2012
State of Alabama
Deed Tax: \$237.50

Real Estate Sales Validation Form

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

Grantor's Name Mary W. Cates
Mailing Address _____

Grantee's Name James M. Cates
Mailing Address 75 Summit Ln
Columbiana AL
35051

Property Address _____

Date of Sale 8-29-12
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or 158,300.00
Assessors Market Value \$ 139,400.00

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
X Other
- Tax Collector

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 recording.

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 evidence 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 estimated 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 _____

Print Mary W. Cates

____ Unattested _____
(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one

20120919000357860 2/2 \$252.50
Shelby Cnty Judge of Probate, AL
09/19/2012 03:35:32 PM FILED/CERT