

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

Send Tax Notice to:  
Mary W. Cates  
P.O. Box 1793  
Columbiana, AL 35051

**WARRANTY DEED**

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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 **MARY W. CATES**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

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 29<sup>th</sup> day of August, ~~2011~~ <sup>2012</sup>

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 29<sup>th</sup> day of August, ~~2011~~ <sup>2012</sup>

Must F. Hudson  
Notary Public

My Commission Expires: 10/16/2012 ✓

  
20120919000357870 1/3 \$202.50  
Shelby Cnty Judge of Probate, AL  
09/19/2012 03:35:33 PM FILED/CERT

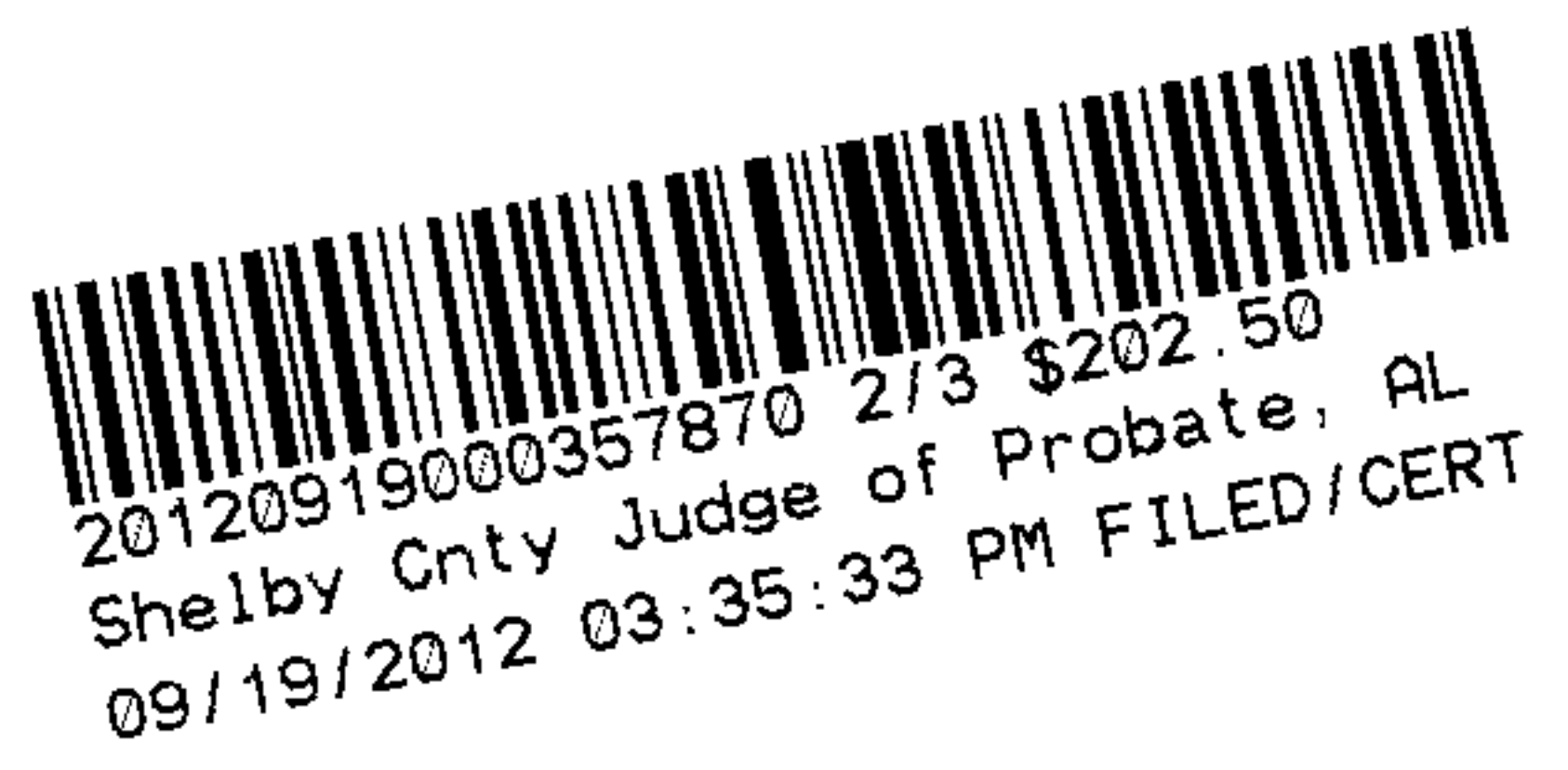


**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land situated in the Northwest Quarter of the Southwest Quarter of Section 18, Township 21 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows: Commence at the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 18, Township 21 South, Range 1 East, Shelby County, Alabama and run in an Easterly direction along the South line of said Quarter-Quarter Section for a distance of 375.65 feet to a point on the Southeasterly right of way line of Alabama Highway No. 25; thence 62 degrees 19 minutes 17 seconds left and run in a Northeasterly direction along the Southeasterly right of way line of said Highway for a distance of 352.53 feet to the point of beginning; thence continue in a Northeasterly direction along said Southeasterly right of way line of said Highway for a distance of 346.20 feet to the beginning of a curve to the left, said curve to the left having a radius of 3545.12 feet and a central angle of 2 degrees 46 minutes 48 seconds; thence continue in a Northeasterly direction along said Southeasterly right of way line of said Highway and the arc of said curve to the left for a distance of 172.01 feet; thence 102 degrees 13 minutes 26 seconds right from the chord of the last described curve and in a Southeasterly direction for a distance of 420.76 feet; thence 74 degrees 00 minutes 12 seconds right in an Southwesterly direction for a distance of 269.94 feet; thence 37 degrees 20 minutes 57 seconds right and in a Southwesterly direction for a distance of 248.73 feet; thence 65 degrees 26 minutes 37 seconds right and in a Northwesterly direction for a distance of 303.57 feet to the point of beginning.

According to the survey of Sydney H. Keel, ALS #10095, dated February 28, 1992.

A parcel of land situated in the Northwest Quarter of the Southwest Quarter of Section 18, Township 21 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows: Commence at the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 18, Township 21 South, Range 1 East, Shelby County, Alabama, and run in an Easterly direction along the South line of said Quarter-Quarter Section for a distance of 375.65 feet to a point on the Southeasterly right of way line of Alabama Highway No. 25; thence 62 degrees 19 minutes 17 seconds left and run in a Northeasterly direction along the Southeasterly right of way line of said Highway for a distance of 323.73 feet to the point of beginning; thence continue said course 28.8 feet to the Southwest corner of that certain property previously conveyed to James R. Cates, by Instrument #1992-15039, in the Probate Office of Shelby County, Alabama; thence run Southeasterly along the Southwest line of said property previously conveyed 303.57 feet to the Southeast corner of said property previously conveyed; thence run Northwesterly a distance of 301.10 feet to the point of beginning.





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 PO Box 1793  
Columbiana AL  
35051

Grantee's Name Mary W. Cates  
Mailing Address PO Box 1793  
Columbiana AL  
35051

Property Address Hwy 25  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 8-29-12  
Total Purchase Price \$ \_\_\_\_\_  
Or  
Actual Value \$ \_\_\_\_\_  
Or  
Assessors Market Value \$ 184,080.00

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 \_\_\_\_\_

\_\_\_\_ Unattested \_\_\_\_\_  
(verified by)

Print Mike T. Atchison

Sign Mike T. Atchison  
(Grantor/Grantee/Owner/Agent) circle one

Shelby County, AL 09/19/2012  
State of Alabama  
Deed Tax: \$184.50

20120919000357870 3/3 \$202.50  
Shelby Cnty Judge of Probate, AL  
09/19/2012 03:35:33 PM FILED/CERT