

This Instrument prepared by:
Don F. Wiginton, Esq.
3 Office Park Circle, Suite 240
Birmingham, Alabama 35223-2513

Send Tax Notice to:
Robert L. Black, III
2310 Hunters Cove
Vestavia Hills, Alabama 35216

WARRANTY DEED

(Without Survivorship)


20121019000402090 1/3 \$68.00
Shelby Cnty Judge of Probate, AL
10/19/2012 10:31:59 AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

Know all men by these presents, that in consideration of Two Hundred Eighty Thousand and no/100 Dollars (\$280,000.00), to the undersigned grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **CATHERINE LUCILLE BLACK GALLOWAY** and husband, **MICHAEL GALLOWAY**, do hereby grant, bargain, sell and convey unto **ROBERT L. BLACK, III**, an unmarried man, the following described real estate, situated in Shelby County, Alabama, to-wit:

East half of the NW1/4 of SW1/4, Section 5, Township 20 S, Range 1 West

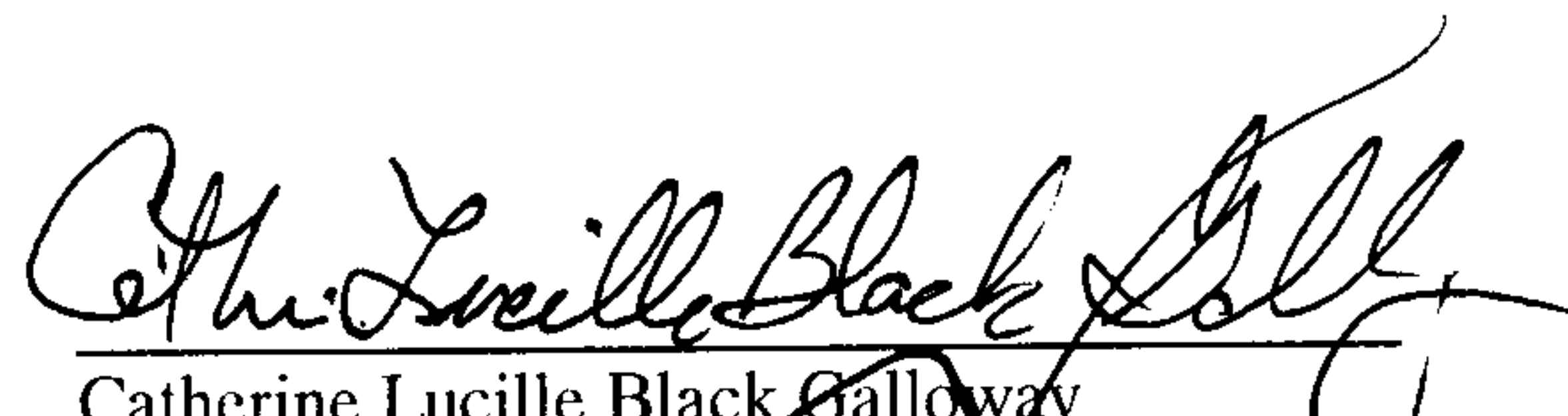
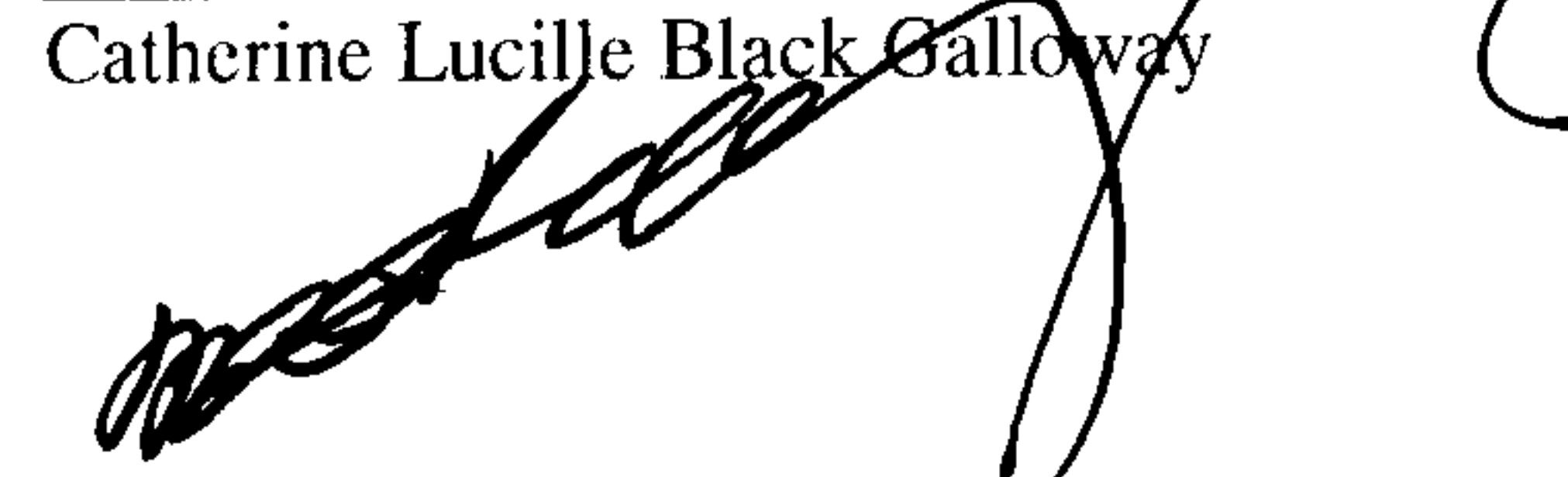
Also a drainage easement as the same now exists (which is defined in instrument dated October 10, 1964 recorded in Deed Book 232, page 660, Probate Office of Shelby County) in the NW corner of the NE1/4 of SW1/4 of Sec. 5, Township 20 South, Range 1 West; which said drainage easement drains the spillway of a lake and dam situated in NW1/4 of SW1/4 of Sec. 5, Township 20 South, Range 1 West, which said easement is located on and across a triangular parcel of land described as follows:

Begin at NW corner of NE1/4 of SW1/4 of Sec. 5, Township 20 S, Range 1 West; and run thence Southerly along the West boundary of said Quarter Quarter Section 110 feet to point; thence Northeasterly to a point on the North boundary of said Quarter Quarter Section which is 97 feet East of the NW corner of said Quarter Quarter Section; thence West along North boundary of said Quarter Quarter Section 97 feet to point of beginning.

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with the said grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this the 3rd day of October 2012


Catherine Lucille Black Galloway

Michael Galloway

Acknowledgment

STATE OF ALABAMA)
JEFFERSON COUNTY)

Shelby County, AL 10/19/2012
State of Alabama
Deed Tax: \$50.00

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Catherine Lucille Black Galloway and husband, Michael Galloway, whose names are signed to the foregoing conveyance, and who are known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of October 2012



Notary Public

My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 30, 2015
BONDED THRU NOTARY PUBLIC UNDERWRITERS



20121019000402090 2/3 \$68.00
Shelby Cnty Judge of Probate, AL
10/19/2012 10:31:59 AM 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 CATHERINE LUCILLE BLAKE ^{GRANTOR} Grantee's Name ROBERT L BLAKE III
Mailing Address 2345 MOUNTAIN CREEK LANE Mailing Address 2310 HUNTERS CREEK
B'ham AL 35226 VESTALIA HILLS AL 35741

Property Address SHILLY CT HWY 36 Date of Sale 10-3-2012
CHELSEA AL Total Purchase Price \$ 280,000
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ Closing Statement

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 10-12-2012 Print DON F WILKINSON
☒ Unattested Sign [Signature]
(verified by) (Grantor/Grantee/Owner/Agent) circle one