This Instrument is being re-recorded to correct the Legal Description.

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 Rol

Louled At 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

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 10th day of August, 2012.

20121102000421080 1/4 \$22.00 Shelby Cnty Judge of Probate; AL 11/02/2012 09:19:35 AM FILED/CERT

My Commission Expires:

My Commission Expires 11/23/2015

201209100000341620 1/4 \$80.00 Shelby Cnty Judge of Probate, AL 09/10/2012 12:46:14 PM FILED/CERT

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.

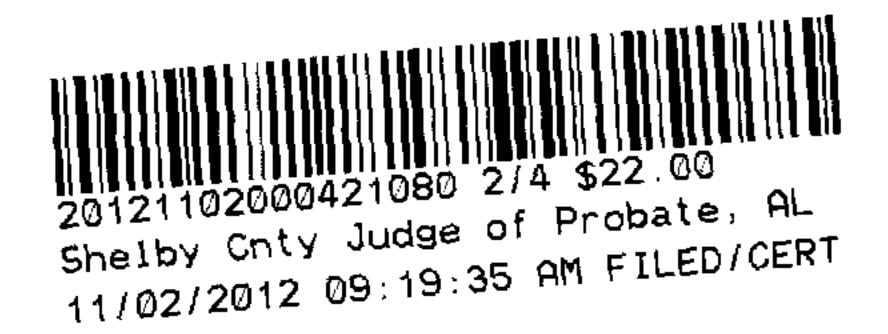
Being a part of the E 1/2 of the NE 1/4 of the SE 1/4 and a part of the E 1/2 of the SE 1/4 of NE 1/4 of Section 11. Township 19 South, Range 1 West, and being Parcel No. 10, according to Survey of F. W. Meade, Registered Land Surveyor, dated February 10, 1987.

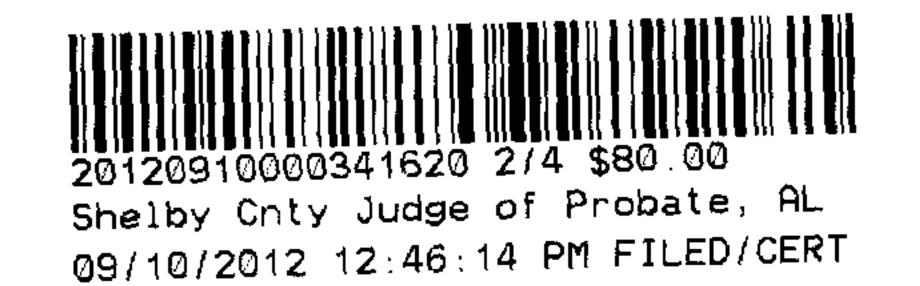
ALSO, a non-exclusive easement for ingress and egress to and from the above described parcel, and to and from other parcels now or formerly owned by the grantor, Earl Brasher, and to and from Shelby County Highway NO. 43, which is also known as the Bear Creek Road, said easement being more particularly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

AND

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.





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

20120910000341620 3/4 \$80.00 Shelby Cnty Judge of Probate, AL 09/10/2012 12:46:14 PM FILED/CERT

20121102000421080 3/4 \$22.00 Shelby Cnty Judge of Probate O

Shelby Cnty Judge of Probate, AL 11/02/2012 09:19:35 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 Margaret Whisonan Mailing Address 510 Dawson Rcl Loxley AL 36551	Forantee's Name Mailing Address 234 Lilly Drive Sterrett, AL 35147
Property Address 234 Lilly Dr. Sterrett, AL. 35147	Date of Sale 3/1/12 Total Purchase Price \$ or Actual Value \$
	Or Assessors Market Value \$ 56,560.00
The purchase price or actual value claimed on this for	
evidence: (Check one) (Recordation of documentary	evidence is not required)
Bill of Sale	Appraisal
Sales Contract	X Other
Closing Statement	Tax Collector website
If the conveyance document presented for recordation above, the filing of this form is not required.	n contains all of the required information referenced
Instru	ctions
Grantor's name and mailing address – provide the name	
property and their current mailing address.	ine of the person of persons conveying interest to
property with the filting address.	
Grantee's name and mailing address – provide the nat property is being conveyed.	me of the person or person to whom interest to
Property address – the physical address of the propert	ty being conveyed, if available.
Date of Sale – the date on which interest to the proper	rty was conveyed.
Total Purchase Price – the total amount paid for the p being conveyed by the instrument offered for record.	
Actual Value – If the property is not being sold, the tribeing conveyed by the instrument offered for record. by a licensed appraiser or the assessor's current market	This may be evidenced by an appraisal conducted
If no proof is provided and the value must be determine excluding current use valuation, of the property as determine responsibility of valuing property for property tax purpose penalized pursuant to Code of Alabama 1975, Section	termined by the local official charged with the rposes will be used and the taxpayer will be
I attest, to the best of my knowledge and belief that the accurate. I further understand that any false statement of the penalty indicated in Code of Alabama 1975, Se	ts claimed on this form may result in the imposition
Date 8-10-12	Print Margaret Whisonant
Unattested	cim m
Unattested (verified by)	Sign Margasek Mussel and Grantor/Grantee/Owner/Agent) circle one
0421080 474 322 .00	
Judge of Probate, AL 09:19:35 AM FILED/CERT	

Shelby County, AL 09/10/2012 State of Alabama Deed Tax:\$59.00 20120910000341620 4/4 \$80.00 Shelby Cnty Judge of Probate O

Shelby Cnty Judge of Probate, AL 09/10/2012 12:46:14 PM FILED/CERT