

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

Send Tax Notice to:

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of
Four Hundred Forty Thousand Dollars and zero cents***** (\$440,000.00),
and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the
receipt whereof is acknowledged, I or we, **Franklin A. Danley and wife, Leigh Ann Danley**, grant, bargain,
sell and convey unto **Cartus Corporation**, the following described real estate, situated in: SHELBY County,
Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Situated in Shelby County, Alabama.

Subject to taxes for 20₁₂ and subsequent years, easements, restrictions, rights of way and permits of
record.

Property constitutes no part of the homestead of the grantor or grantor's spouse.

(\$ 0.00) of the aforementioned was paid by first mortgage filed simultaneously herewith.

(\$ 0.00) of the aforementioned was paid by second mortgage filed simultaneously
herewith.

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.



20121109000431630 1/4 \$461.00
Shelby Cnty Judge of Probate, AL
11/09/2012 11:11:42 AM FILED/CERT

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5th day of November, 2012.

Franklin A. Danley
Franklin A. Danley

Leigh Ann Danley
Leigh Ann Danley

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Franklin A. Danley**, 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 5th day of November 2012.

Dorothy Skene
Notary Public

My Commission Expires: 11/10/2017

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Leigh Ann Danley**, 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 5th day of November 2012.

Dorothy Skene
Notary Public

My Commission Expires: 11/10/2017



20121109000431630 2/4 \$461.00
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EXHIBIT A

Tract 8, according to the survey of Meadow Lake Farms, as recorded in Map Book 27, Page 101 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Said Tract 8 is more particularly described as follows:

Commence at the NW corner of Section 11, Township 22 South, Range 2 West; thence South 01degree 07 minutes 06 seconds West along the West line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 11 a distance of 1,817.72 feet; thence leaving said West line South 88 degrees 18 minutes 07seconds East a distance of 2,524.64 feet; thence North 00 degrees 07 minutes 28 seconds West a distance of 487.31 feet; thence North 41 degrees 39 minutes 03 seconds West a distance of 162.37 feet to the point of beginning; thence continue northwesterly along last described course a distance of 1,043.29 feet to the center of a 50 foot radius circle easement, said point also being the beginning of a 60 foot ingress/egress, utilities and drainage easement lying either side of and parallel to the following described centerline; thence North 06 degrees 02 minutes 44 seconds West along said centerline a distance of 327.49 feet; thence leaving said centerline North 85 degrees 09 minutes 30 seconds East a distance of 707.23 feet; thence South 75 degrees 29 minutes 53 seconds East a distance of 579.79 feet; thence South 17 degrees 29 minutes 32 seconds West a distance of 538.13 feet; thence South 36 degrees 37 minutes 12 seconds West a distance of 631.05 feet to the point of beginning; being situated in Shelby County, Alabama.



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Real Estate Sales Validation Form

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

Grantor's Name Franklin Danley
Mailing Address 762 Meadowlake
Farms Rd
Calera AL 35040

Grantee's Name Cartus
Mailing Address 6077 Primacy Pkwy
Memphis TN
38119

Property Address 762 Meadowlake
Farms Rd
Calera AL 35040

Date of Sale 11-5-12
Total Purchase Price \$ 440,000.00
Or
Actual Value \$ _____
Or
Assessors 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
☒ 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 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 Mike T. Atchison

☐ Unattested _____
(verified by)

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

Shelby County, AL 11/09/2012
State of Alabama
Deed Tax: \$440.00

20121109000431630 4/4 \$461.00
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