

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Warner Patterson
207 Milgray Ln
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Fifty Three Thousand dollars and Zero cents (\$53,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Betty Sharon Oglesby, a single woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Warner Patterson (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$0.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

Betty Sharon Oglesby is the surviving grantee in that certain deed recorded in Inst No. 1994-09174, Probate Office of Shelby County, Alabama. The other grantee, Jason Brett Oglesby, is deceased having died in AL 2009

TO HAVE AND 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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 30th day of November, 2012.

_____ (SEAL)	<u>Betty Sharon Oglesby</u> (SEAL)
_____ (SEAL)	_____ (SEAL)
_____ (SEAL)	_____ (SEAL)
	_____ (SEAL)

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Betty Sharon Oglesby 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of November, 2012.

[Signature]
Notary Public

My Commission Expires: 10-4-16

Shelby County, AL 12/05/2012
State of Alabama
Deed Tax: \$53.00

20121205000465150 1/3 \$71.00
Shelby Cnty Judge of Probate, AL
12/05/2012 12:30:09 PM FILED/CERT

EXHIBIT A

Begin at the SW corner of the NW ¼ of the NE ¼ of Section 12, Township 22 South, Range 2 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence South 89 degrees 07 minutes 21 seconds East, a distance of 1273.79 feet; thence North 22 degrees 02 minutes 06 seconds West, a distance of 526.44 feet; thence North 17 degrees 30 minutes 45 seconds East, a distance of 115.94 feet; thence North 45 degrees 34 minutes 32 seconds East, a distance of 409.34 feet to a point on the southerly R.O.W. line of Tolleson Road, said point also being the beginning of a non-tangent curve to the right, having a radius of 471.65 a central angle of 21 degrees 31 minutes 12 seconds and subtended by a chord which bears South 78 degrees 46 minutes 33 seconds West, and a chord distance of 176.11 feet; thence along the arc of said curve and said R.O.W. line, a distance of 177.15 feet to a compound curve to the right, having a radius of 214.00 a central angle of 41 degrees 43 minutes 38 seconds and subtended by a chord which bears North 69 degrees 35 minutes 32 seconds West and a chord distance of 152.43 feet; thence along the arc of said curve and said R.O.W. line, a distance of 155.85 feet; thence North 48 degrees 43 minutes 42 seconds West and along said R.O.W. line, a distance of 355.40 feet to a point on the southerly R.O.W. line of Shelby County Highway 42, said point also being the beginning of a non-tangent curve to the right, having a radius of 859.87, a central angle of 06 degrees 39 minutes 49 seconds, and subtended by a chord which bears North 78 degrees 28 minutes 39 seconds West and a chord distance of 99.95 feet; thence leaving said Tolleson Road R.O.W. and along said Highway 42 R.O.W., a distance of 100.01 feet; thence South 39 degrees 42 minutes 17 seconds West and leaving said R.O.W. line, a distance of 244.65 feet; thence South 76 degrees 12 minutes 22 seconds West, a distance of 579.44 feet; thence South 00 degrees 15 minutes 37 seconds West, a distance of 812.47 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the following described parcel:


Commence at the SW corner of the NW ¼ of the NE ¼ of Section 12, Township 22 South, Range 2 West, Shelby County, Alabama; thence South 89 degrees 07 minutes 21 seconds East, a distance of 470.89 feet; thence North 12 degrees 21 minutes 01 seconds West, a distance of 164.66 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 420.51 feet; thence North 80 degrees 09 minutes 15 seconds East, a distance of 404.78 feet; thence South 70 degrees 18 minutes 11 seconds East, a distance of 336.22 feet; thence South 17 degrees 30 minutes 45 seconds West, a distance of 55.67 feet; thence South 19 degrees 55 minutes 21 seconds East, a distance of 48.74 feet; thence South 41 degrees 54 minutes 07 seconds West, a distance of 367.57 feet; thence North 89 degrees 07 minutes 21 seconds West, a distance of 379.84 feet to the POINT OF BEGINNING.

ALSO, LESS AND EXCEPT an ingress/egress and utility easement, being more particularly described as follows:

Commence at the SW corner of the NW ¼ of the NE ¼ of Section 12, Township 22 South, Range 2 West, Shelby County, Alabama; thence South 89 degrees 07 minutes 21 seconds East, a distance of 1273.79 feet; thence North 22 degrees 02 minutes 06 seconds West, a distance of 504.07 feet to the POINT OF BEGINNING OF SAID EASEMENT; thence continue along the last described course, a distance of 22.37 feet; thence North 17 degrees 30 minutes 45 seconds East, a distance of 115.94 feet; thence North 45 degrees 34 minutes 32 seconds East, a distance of 409.34 feet to a point on the southerly R.O.W. line of Tolleson Road, said point also being the beginning of a non-tangent curve to the right, having a radius of 471.65 feet, a central angle of 08 degrees 10 minutes 04 seconds and subtended by a chord which bears South 72 degrees 05 minutes 59 seconds West and a chord distance of 67.18 feet; thence along the arc of said curve and said R.O.W. line, a distance of 356.73 feet; thence South 17 degrees 30 minutes 45 seconds West, a distance of 67.23 feet; thence South 45 degrees 34 minutes 32 seconds West and leaving said right of way line a distance of 356.73 feet; thence South 17 degrees 30 minutes 45 seconds West, a distance of 134.22 feet; thence South 19 degrees 55 minutes 21 seconds East, a distance of 48.74 feet; thence North 41 degrees 54 minutes 07 seconds East, a distance of 35.40 feet to the point of beginning of said easement,

Situated in Shelby County, Alabama.

According to the survey of Rodney Shiflett, dated November 1, 2012.


20121205000465150 2/3 \$71.00
Shelby Cnty Judge of Probate, AL
12/05/2012 12:30:09 PM 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 Betty Oglesby
Mailing Address 341 Tolleson Rd, Calera AL 35040
Grantee's Name Warner Patterson
Mailing Address 207 Milgray Ln, Calera AL 35040
Property Address vacant lot
Date of Sale 11-30-12
Total Purchase Price \$ 53,000.00
Actual Value \$
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 (checked)
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

Unattested (verified by)

Print Betty Sharon Oglesby
Sign (Grantor/Grantee/Owner/Agent) circle one

