

This instrument is being re-recorded to add the legal description.

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

Send Tax Notice To: Mickey L. McDaniel
130 Memell Loken Rd
Wilsonville, AL 35186

WARRANTY DEED

20121211000473470 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
12/11/2012 08:51:54 AM FILED/CERT

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Ninety Four Thousand dollars and Zero cents (\$94,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Virginia Dickinson Nelson and Barbara Dickinson Jones (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Mickey L. McDaniel (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.

20121211000473830 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
12/11/2012 11:11:24 AM FILED/CERT

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

Barbara Dickinson Jones is one and the same person as Barbara Dickinson Fadeley

\$94,000.00 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.

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, we have hereunto set our hand(s) and seal(s), this 1st day of August, 2012.

_____	(SEAL)	<u>Virginia Dickinson Nelson</u>	(SEAL)
_____	(SEAL)	<u>Barbara Dickinson Jones</u>	(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 Virginia Dickinson Nelson and Barbara Dickinson Jones whose names are signed to the foregoing conveyance, and who are known to me, acknowledged 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 1st day of August, 2012

My Commission Expires: 10-16-12

Michael T. Atchison
Notary Public

Cora Lou Dickinson was the surviving grantee in deeds recorded in Deed Book 295, Page 572, and Deed Book 356, Page 855, Probate Office, Shelby County, Alabama.
The other grantee W.R. Dickinson is deceased, having died May 8, 1990.

20120803000283510 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
08/03/2012 10:39:01 AM FILED/CERT

MICHAEL T. ATCHISON
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES 10/16/2012

I certify this to be a true and correct copy
12-11-12 KM 298
Probate Judge
Shelby County

Real Estate Sales Validation Form

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

Grantor's Name Barbara Jones
Mailing Address 2944 Bicentennial Dr
StoneMtn GA 30087

Grantee's Name Mickey L. McDaniel
Mailing Address 130 Merrell Lokey Rd
Wilsonville AL 35156

Property Address 130 Merrell Lokey Rd
Wilsonville AL 35156

Date of Sale 8/1/12
Total Purchase Price \$ _____
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 person 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, 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 8/1/12

Print Mickey L. McDaniel

Unattested _____
(verified by)

Sign Mickey L. McDaniel
(Grantor/Grantee/Owner/Agent) circle one

20121211000473470 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
12/11/2012 08:51:54 AM FILED/CERT

20121211000473830 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
12/11/2012 11:11:24 AM FILED/CERT

20120803000283510 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
08/03/2012 10:39:01 AM FILED/CERT

EXHIBIT A

PARCEL I:

A lot in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1 and the NE $\frac{1}{4}$ of the NW, Section 12, Township 21 South, Range 1 East, described as follows: Commence at the Northeast corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East; thence run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 504.10 feet; thence turn an angle of 103 degrees 32 minutes to the left and run a distance of 578.90 feet; thence turn an angle of 24 degrees 18 minutes to the right and run a distance of 378.49 feet; thence turn an angle of 13 degrees 12 minutes to the right and run a distance of 180.00 feet to the point of beginning; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 200.00 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 200.00 feet; thence turn an angle of 59 degrees 15 minutes 46 seconds to the right and run a distance of 188.80 feet to a point on the East R/W line of a county highway; thence turn an angle of 109 degrees 36 minutes 14 seconds to the right and run along said R/W a distance of 185.34 feet; thence turn an angle of 10 degrees 10 minutes to the right and continue along said highway R/W a distance of 114.66 feet to the point of beginning. Situated in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 1 and the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 12, Township 21 South, Range 1 East.

PARCEL II:

Commence at the Northeast corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 1, Township 21 South, Range 1 East; thence run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 1241.83 feet to the Northwest right of way line of Shelby County Hwy. No. 61; thence turn an angle of 50 degrees 02 minutes 23 seconds to the right and run along said Hwy. R/W a distance of 95.94 feet; thence turn an angle of 00 degrees 51 minutes 17 seconds to the right and continue along said Hwy. R/W a distance of 66.17 feet to the point of beginning; thence turn an angle of 0 degrees 19 minutes 59 seconds to the right and continue along said Hwy. R/W a distance of 336.87 feet; thence turn an angle of 8 degrees 02 minutes 13 seconds to the left, to the chord of a right of way curve; thence run along said R/W curve, a chord distance of 340.02 feet to the point of intersection with Shelby County Hwy. No. 407; thence turn an angle of 139 degrees 40 minutes 20 seconds to the right and run along said Hwy. R/W a distance of 295.00 feet; thence turn an angle of 1 degree 15 minutes 02 seconds to the right and continue along said Hwy. R/W a distance of 124.41 feet; thence turn an angle of 79 degrees 03 minutes 28 seconds to the right and run a distance of 188.80 feet; thence turn an angle of 59 degrees 15 minutes 46 seconds to the left and run a distance of 200.00 feet; thence turn an angle of 115 degrees 00 minutes to the right and run a distance of 261.90 feet to the Northwest right of way of Shelby County Hwy. No. 61; and the point of beginning. Situated in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 1 and the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 12, Township 21 South Range 1 East, Huntsville Meridian, Shelby County, Alabama.



20121211000473830 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
12/11/2012 11:11:24 AM FILED/CERT