


THIS INSTRUMENT PREPARED BY:
Mike T. Atchison, Attorney at Law
P O Box 822
Columbiana, AL 35051

SEND TAX NOTICE TO:
Downs Family Trust - 2012
P.O.Box 180
Calera, AL 35040

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)


20121217000481670 1/2 \$286.50
Shelby Cnty Judge of Probate, AL
12/17/2012 02:44:59 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TWO HUNDRED SEVENTY-ONE THOUSAND, THREE HUNDRED AND NO/100 DOLLARS (\$271,300.00)**, to the undersigned grantor, **DAVID P. DOWNS, a single man**, the receipt of which is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee, **DOWNS FAMILY TRUST – 2012**, in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama, to wit:

Lots 14 and 15, according to the survey of Country Club Estates, Phase 1, as recorded in Map Book 10, Page 36, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

Also, commence at the Southeast corner of the SE ¼ of SW ¼, Section 7, Township 22 South, Range 2 East; thence run North along the East boundary line of said ¼ - ¼ Section a distance of 61.56 feet to the point of beginning; thence turn an angle of 124 degrees 33 minutes 20 seconds to the right, and run a distance of 78.78 feet to an iron rebar; thence turn an angle of 103 degrees 37 minutes 50 seconds to the right and run a distance of 99.24 feet to a point; thence turn an angle of 11 degrees 23 minutes 19 seconds to the right and run a distance of 108.78 feet to a point; thence turn an angle of 31 degrees 31 minutes 33 seconds to the left and run a distance of 78.42 feet to an iron rebar; thence turn an angle of 102 degrees 32 minutes 16 seconds to the right and run a distance of 112.54 feet to an iron rebar; thence turn an angle of 79 degrees 25 minutes 40 seconds to the right and run a distance of 151.87 feet to an iron rebar; thence turn an angle of 16 degrees 23 minutes 20 seconds to the right and run a distance of 112.11 feet to an iron rebar; thence turn an angle of 78 degrees 09 minutes 08 seconds to the right and run a distance of 82.65 feet to the point of beginning.

Said parcel of land is lying in the SE ¼ of SW ¼ and the SW ¼ of SE ¼, Section 7, Township 22 South, Range 2 East, and the NE ¼ of NW ¼ and the NW ¼ of NE ¼ of Section 18, Township 22 South, Range 2 East.

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

David P. Downs is the surviving grantee in that certain deed recorded in Deed Book 348, Page 836, in Probate Office of Shelby County, Alabama; the other grantee, Kay P. Downs, having died on or about the 16 day of JUNE, 1986.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 29th day of November, 2012.


DAVID P. DOWNS

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **DAVID P. DOWNS**, 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 the 29th day of November, 2012.


Notary Public

My Commission Expires: ~~My Commission Expires April 4, 2016~~

Real Estate Sales Validation Form

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

Grantor's Name	<u>David P Downs</u>	Grantee's Name	<u>Downs Family Trust - 2012</u>
Mailing Address	<u>P. o Box 180</u>	Mailing Address	<u>P. o Box 180</u>
	<u>Calera, Az 35040</u>		<u>Calera Az 35040</u>
Property Address	<u></u>	Date of Sale	<u></u>
	<u></u>	Total Purchase Price \$	<u></u>
	<u></u>	Or	
	<u></u>	Actual Value \$	<u></u>
		Or	
		Assessors Market Value \$	<u>271,300.00</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	<u>Tax assessors value</u>

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	<u>11-29-12</u>	Print	<u>DAVID P DOWNS</u>
Unattested	<u>(Signature)</u>	Sign	<u>(Signature)</u>
(verified by)		(Grantor/Grantee/Owner/Agent) circle one	