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.

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 A day of MOVINDES,

<u>2012.</u> .

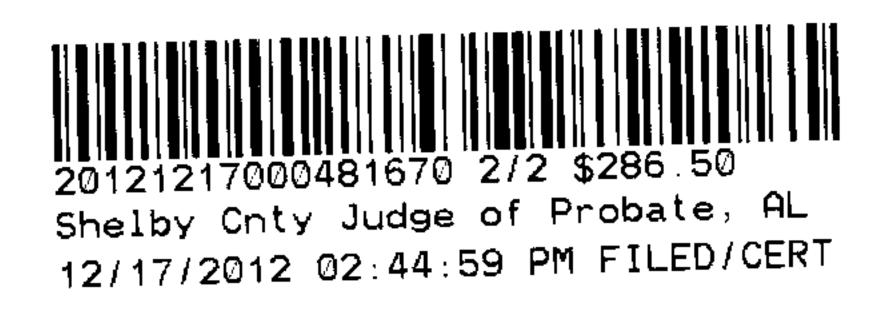
STATE OF ALABAMA SHELBY COUNTY

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

v day of 1 001 v. 1 1 1 2012

Notary Public



## Real Estate Sales Validation Form

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

Grantor's Name David P Downs  Mailing Address P. & Box 180  Quera, Az 35040	Grantee's Name Downs Fumily Trust - 2  Mailing Address P. O Box 180  Calera Ac 25040
Property Address	Date of Sale 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 SaleSales ContractClosing Statement	AppraisalOtherTay assessore value
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).	
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_11-24-12	Print DAVID PONUS
Unattested (verified by)	Sign