

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES S. HUBBARD and wife JANE C. HUBBARD, both of 612 HILLYER HIGH ROAD, ANNISTON, CALHOUN COUNTY, ALABAMA 36207, herein referred to as "Grantors," do hereby grant, bargain, sell, and convey unto Jane
Colvin Harrison of 219 Shady Valley
Drive, Carrollton, GA 30116,
herein referred to as "Grantee," the following described real property, situated, lying, and being in Shelby County, Alabama, to-wit:

Section 17, Township 21 South, Range 3 West

That portion of the southwest quarter of the northwest quarter lying west of County Road 260

Section 18, Township 21 South, Range 3 West

That portion of the northeast quarter lying north of County Road 260; that portion of the east half of the northwest quarter lying north of County Road 260; that portion of the northeast quarter of the southwest quarter lying north of County Road 260; northwest quarter of the northwest quarter

Said parcels of real estate and improvements are conveyed, (a) subject to all easements, including any road or utility easements, public or private, whether or not of record; (b) subject to all covenants, conditions, encroachments, reservations, restrictions, current zoning if any, and similar matters having effect on such land, whether of record or discoverable by an inspection or survey of such land; (c) subject to any coal, oil, gas, stone or minerals or mineral and mining rights owned by Bowater Alabama, Inc. or other third parties which were reserved or conveyed in prior deeds, and any right of Bowater Alabama, Inc. to enter the property to remove any such oil, gas, coal, or minerals; (d) subject to railroads and railroad right-of-way on or over the property owned by others, if any.

Grantors hereby convey any and all property conveyed to them, individual or separately, from Bowater Alabama, Inc. by statutory warranty deed recorded May 29, 2002, in the office of the probate judge of Shelby County, Alabama, whether or not correctly described above.

TO HAVE AND TO HOLD the parcel of real estate conveyed hereby, together with all and singular the rights, tenements, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining, unto Grantee, Grantee's heirs and assigns forever.

AND Grantors, for themselves and their heirs, executors, and administrators, covenant with said Grantee, Grantee's said heirs and assigns, that Grantors are lawfully seised in fee simple of the premises; they are free from all encumbrances; Grantors have a good right to sell and convey the property; and Grantors will, and their heirs, executors, and administrators shall, warrant and defend it to said Grantee, Grantee's said heirs, executors, and assigns forever against the lawful claims of all persons whomsoever.



20121227000493980 1/3 \$440.50
Shelby Cnty Judge of Probate, AL
12/27/2012 08:00:40 AM FILED/CERT

Shelby County, AL 12/27/2012
State of Alabama
Deed Tax: \$422.50

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals on this 26th
day of December 2012.

James S. Hubbard
JAMES S. HUBBARD

Jane C. Hubbard
JANE C. HUBBARD

STATE OF ALABAMA
CALHOUN COUNTY

Before me, the undersigned authority, a Notary Public in and for said State and County,
personally appeared JAMES S. HUBBARD and JANE C. HUBBARD, whose names are signed
to the foregoing conveyance, and who are known to me, acknowledged before me on this date
that, being informed of the contents of same, they executed the same voluntarily on the day the
same bears date.

Given under my hand and seal this 26th day of December, 2012.

Ellen Waddell

NOTARY PUBLIC

MY COMMISSION EXPIRES JANUARY 17, 2016

Instrument prepared by
James S. Hubbard, Esq.
1125 Noble Street
Anniston, Alabama 36201


20121227000493980 2/3 \$440.50
Shelby Cnty Judge of Probate, AL
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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 James S. Hubbard
Mailing Address 6012 Hillier High Rd
Anniston, AL 36207

Grantee's Name Jane Colvin Harrison
Mailing Address 219 Shady Valley Dr.
Carrollton, GA 30116

Property Address raw land

Date of Sale 12/26/2012
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 422,100.00

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 tax office

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 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 § 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 § 40-22-1 (h).

Date 12/27/12

Print James S. Hubbard

Sign James S. Hubbard
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



20121227000493980 3/3 \$440.50
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Form RT-1