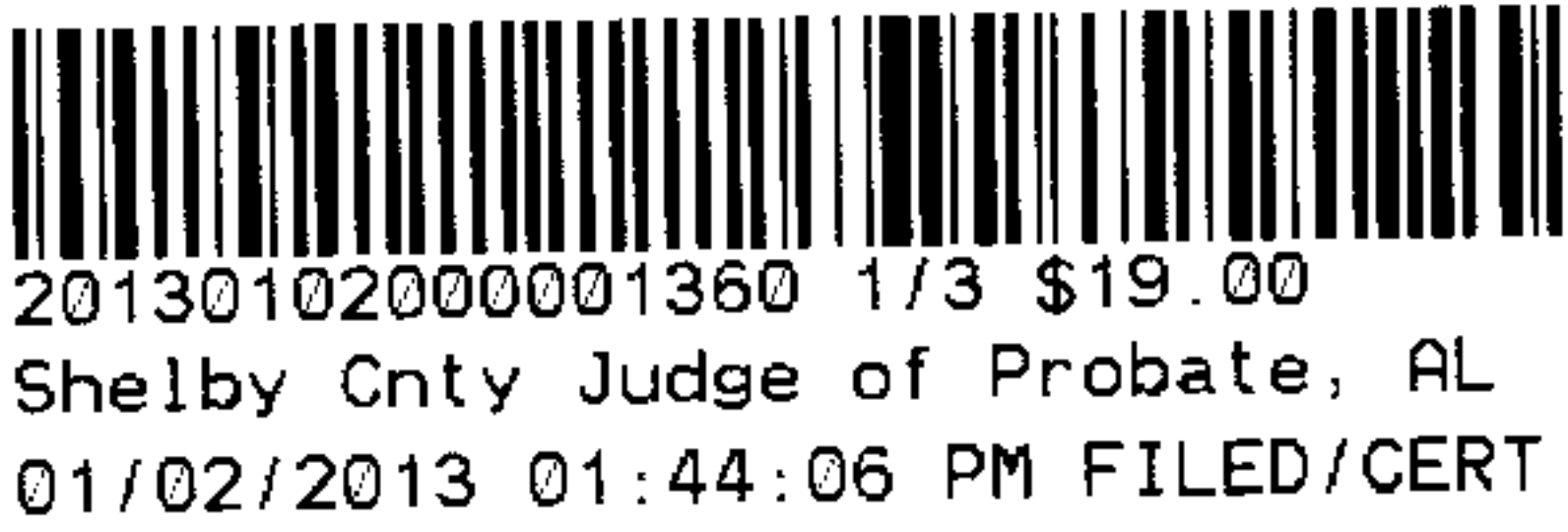


This instrument was prepared by:  
Michael T. Atchison, Attorney at Law, Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: Russell McCartney  
336 Jonesboro Circle  
Columbiana, AL 35051



WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Hundred Eighty Nine Thousand Nine Hundred dollars and Zero cents (\$189,900.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Tex Smith and wife, Joan F. Smith (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Russell McCartney (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.

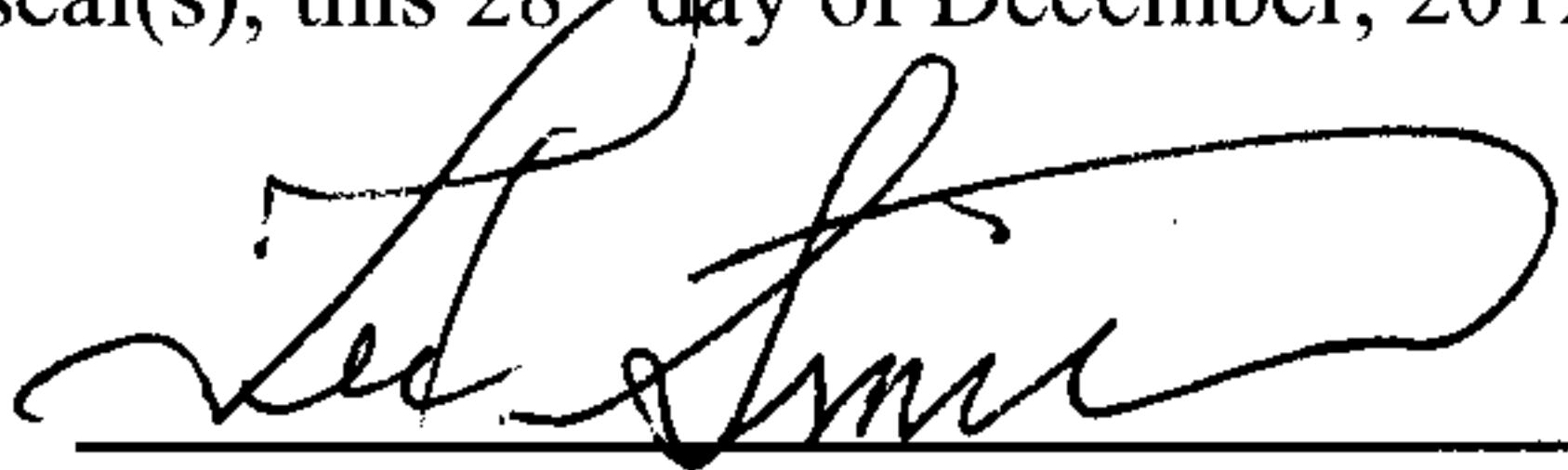
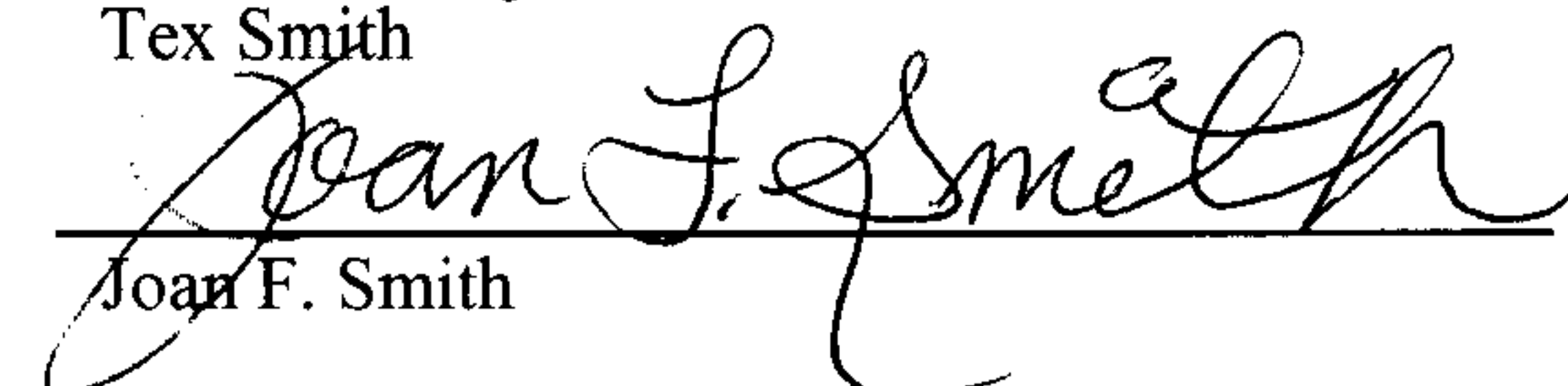
\$193,775.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

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 28<sup>th</sup> day of December, 2012.

_____	(SEAL)		(SEAL)
		Tex Smith	
_____	(SEAL)		(SEAL)
		Joan F. Smith	
_____	(SEAL)	_____	(SEAL)
		_____	(SEAL)

STATE OF ALABAMA

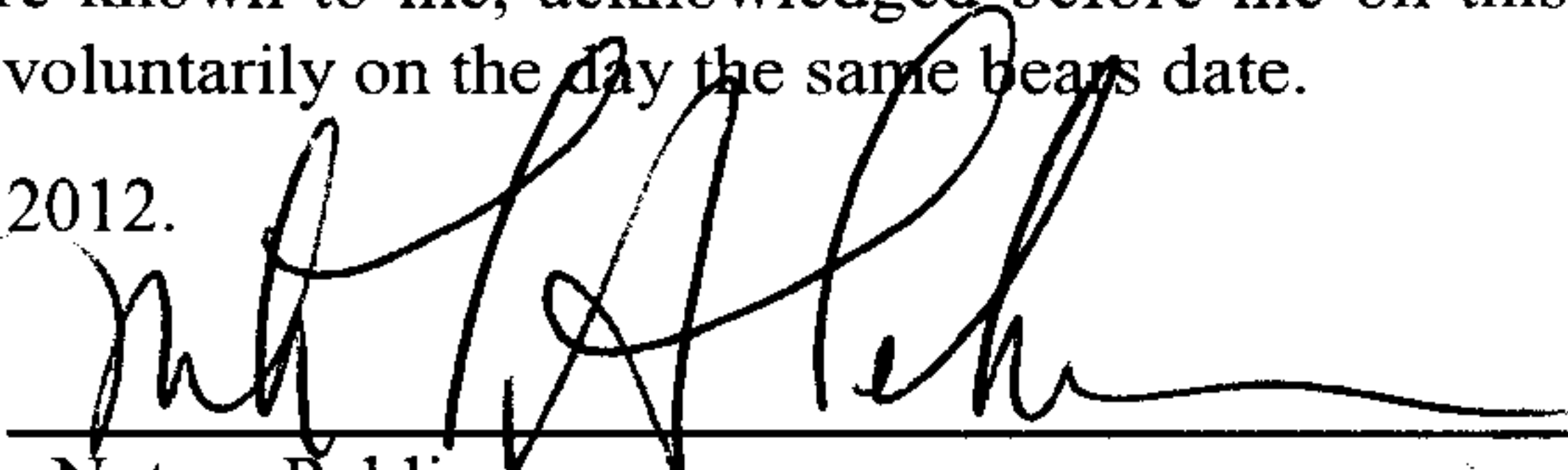
} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Tex Smith and wife, Joan F. Smith 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 28<sup>th</sup> day December, 2012.

My Commission Expires: 10-4-16

  
\_\_\_\_\_  
Notary Public

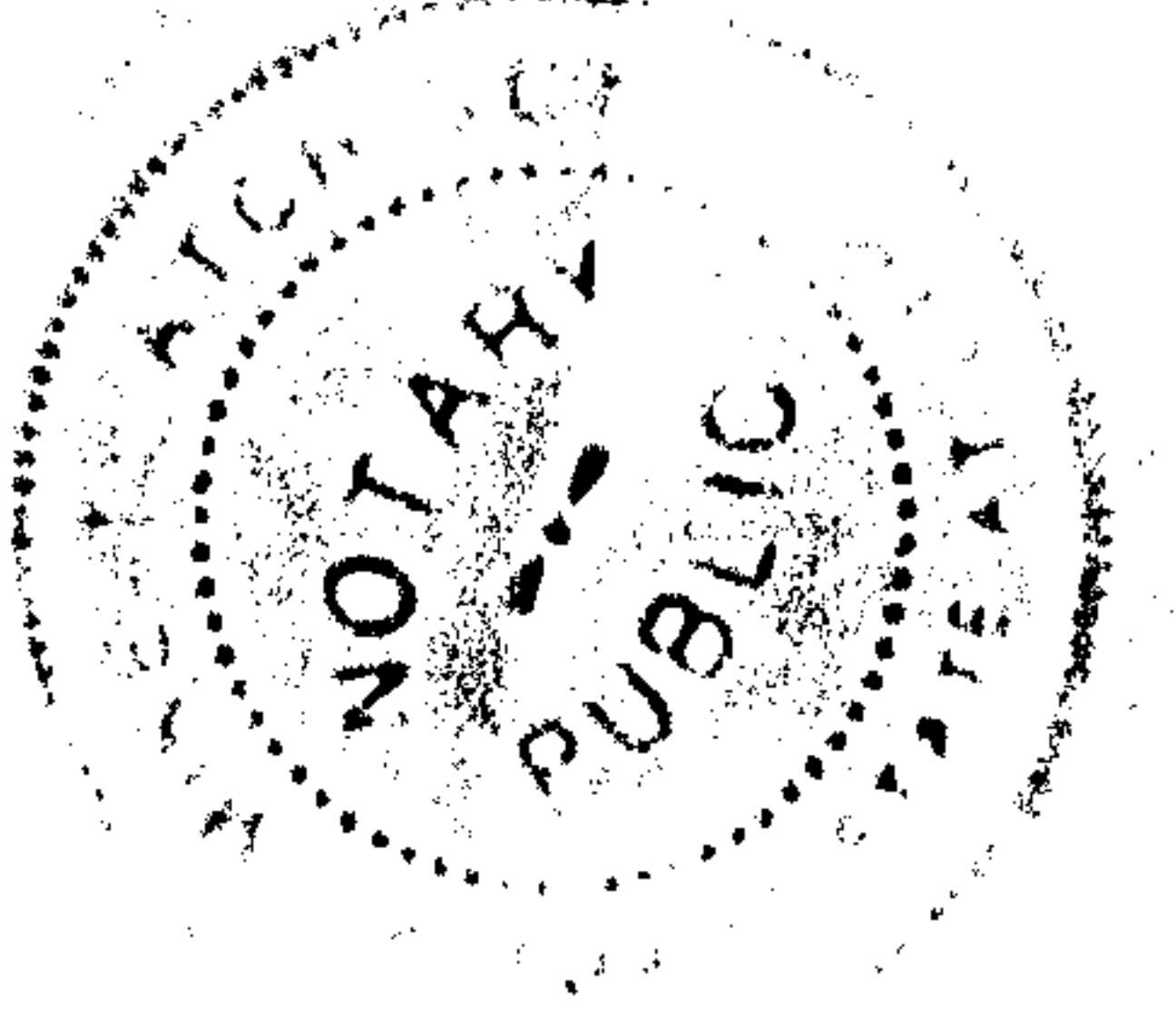


EXHIBIT A

PARCEL 2 :

A parcel of land located in the SW 1/4 of the NE ¼ of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama described as follows:

Commence at the SW corner of the SW ¼ of the NE ¼ of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama and run North 0 degrees 17 minutes 23 seconds West along the West line of said ¼-1/4 a distance of 704.03 feet; thence North 89 degrees 40 minutes 29 seconds East a distance of 210.13 feet to the POINT OF BEGINNING; thence continue North 89 degrees 40 minutes 29 seconds East a distance of 131.40 feet; thence North 33 degrees 16 minutes 59 seconds East a distance of 216.75 feet; thence North 0 degrees 07 minutes 48 seconds East a distance of 284.48 feet; thence North 89 degrees 53 minutes 12 seconds West a distance of 221.35 feet; thence South 0 degrees 10 minutes 03 seconds East a distance of 126.54 feet; thence North 89 degrees 53 minutes 12 seconds West a distance of 245.34 feet to the easterly right of way of Shelby County Highway #78; thence South 1 degree 22 minutes 33 seconds West along said right of way a distance of 30.01 feet; thence South 89 degrees 53 minutes 12 seconds East leaving said right of way a distance of 110.15 feet; thence South 0 degrees 10 minutes 03 seconds East a distance of 105.00 feet; thence South 89 degrees 53 minutes 12 seconds East a distance of 105.00 feet; thence South 0 degrees 10 minutes 03 seconds East a distance of 205.38 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated August 20, 2008.



# Real Estate Sales Validation Form

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

Grantor's Name Tex Smith  
Mailing Address 336 Jonesboro Cir  
Columbiana AL  
35051

Grantee's Name Russell McCartney  
Mailing Address 336 Jonesboro Cir  
Columbiana AL 35051

Property Address 336 Jonesboro Cir  
Columbiana AL  
35051

Date of Sale 12-28-12  
Total Purchase Price \$ 129,900.00  
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 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 Russell McCartney  
Sign Russell McCartney  
(Grantor/Grantee/Owner/Agent) circle one



20130102000001360 3/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
01/02/2013 01:44:06 PM FILED/CERT