

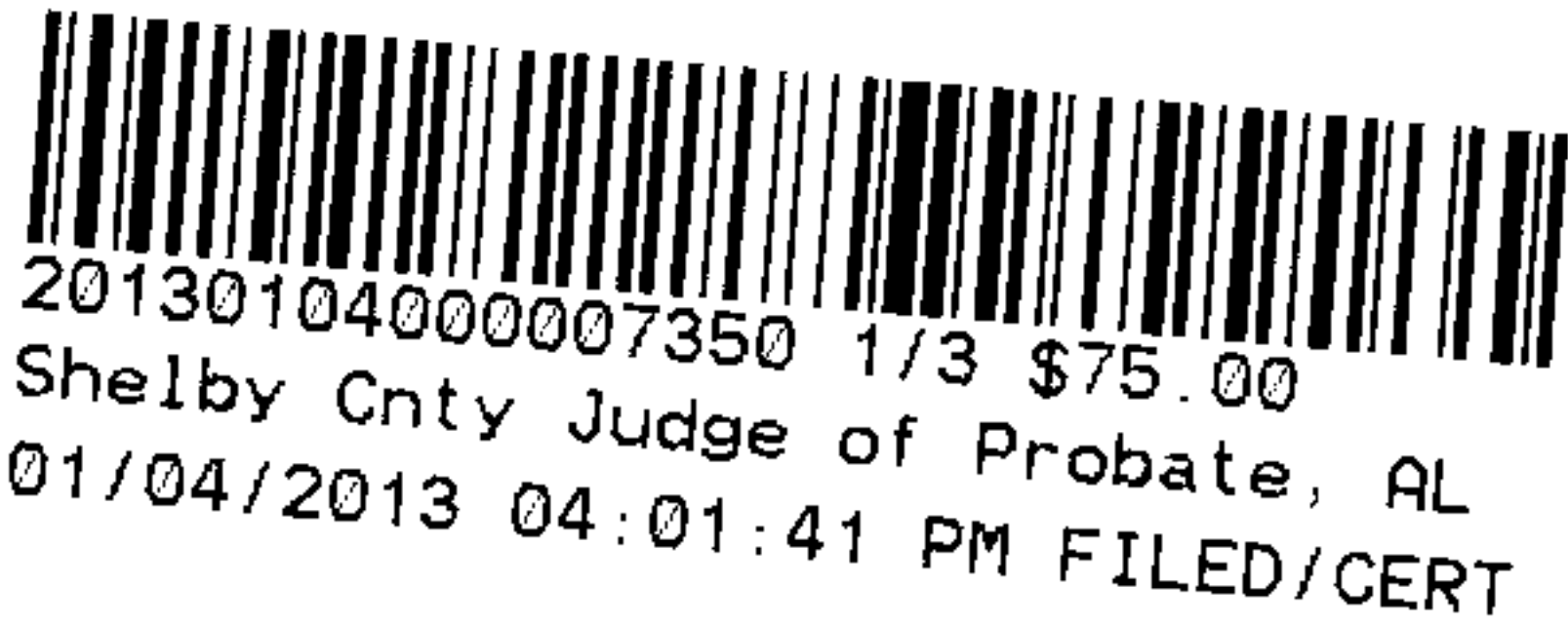
THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Wendy White
11151 Hwy 145
Clanton AL 35045

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)



KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS and NO/00 (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Bruce R. Baldwin and wife, Beverly Z. Baldwin*** (herein referred to as ***Grantors***), grant, bargain, sell and convey unto, ***Wendy White*** (herein referred to as ***Grantee***), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2013.
- 2. 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 31 day of January, 2013.

Bruce R. Baldwin

Beverly Z. Baldwin

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Bruce R. Baldwin and Beverly Z. Baldwin***, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of January, 2013.

Notary Public
My Commission Expires: 10-4-16

Shelby County, AL 01/04/2013
State of Alabama
Deed Tax: \$57.00

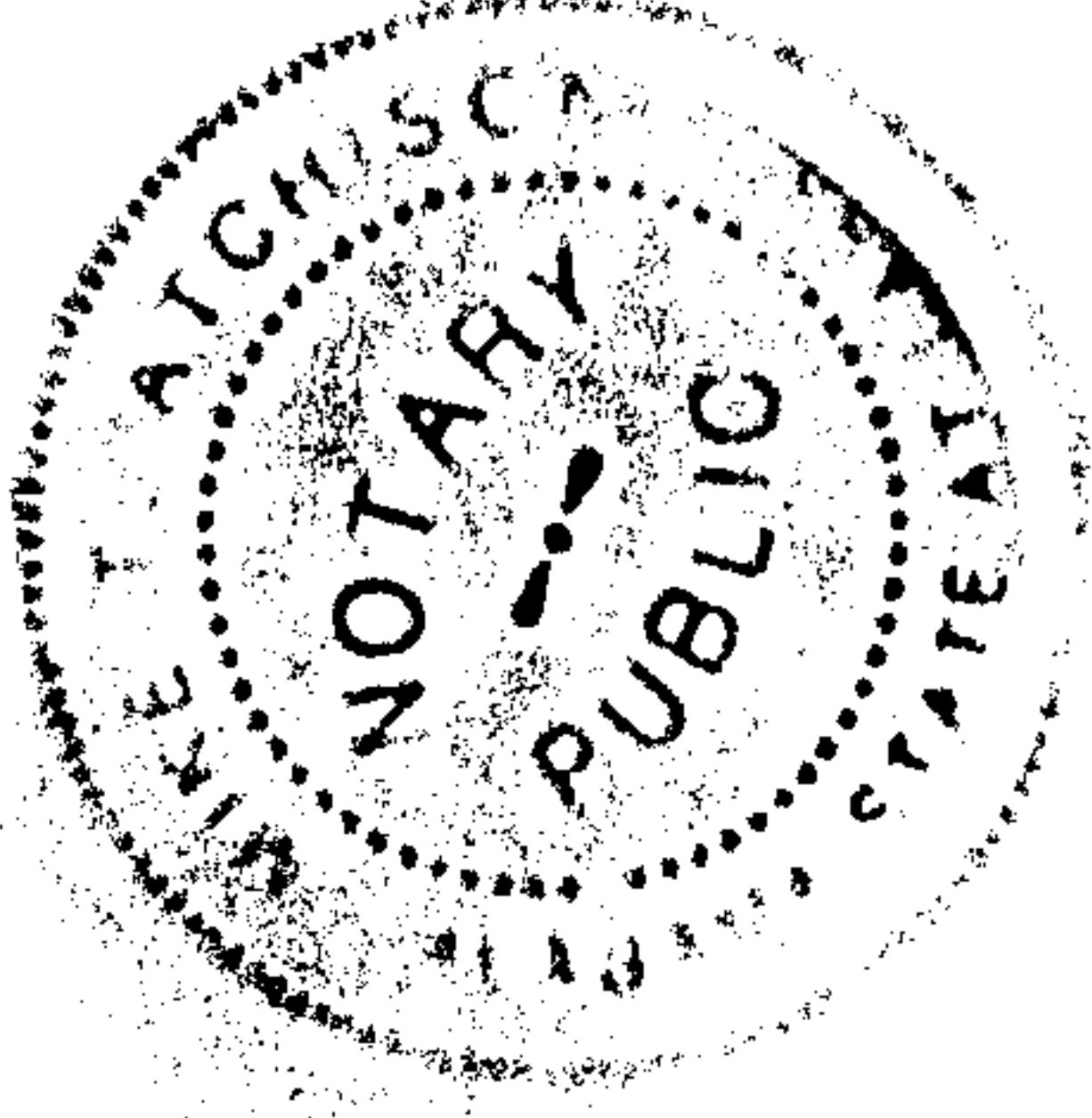



EXHIBIT A
LEGAL DESCRIPTION


20130104000007350 2/3 \$75.00
Shelby Cnty Judge of Probate, AL
01/04/2013 04:01:41 PM FILED/CERT

Commence at the NW corner of Section 30, Township 19 South, Range 2 East, Shelby County, Alabama; thence Southerly along the West line of said Section 30, 527.50' to a point; thence North 86 degrees 34 minutes East 1,471.80' to the point of beginning of the property being described; thence continue along last described course 200.0' to a point on the West right of way line of "Old U. S. Highway Number 280"; thence 96 degrees 47' 20" left to chord 100.0' to a point on the same West right of way line of said highway; thence 83 degrees 12' 40" left from Chord and westerly 200.0' to a point; thence 96 degrees 47' 20" left and southeasterly 100.0' to the point of beginning. Together with that certain easement for egress and ingress described as follows: An easement for egress and ingress 20 feet in width, being 10 feet on each side of the line hereinafter described: Commence at the NW corner of Section 30, Township 19 South, Range 2 East, Shelby County, Alabama; thence South along the West line of said Section 30, 527.50' to a point; thence North 86 degrees 34' East 1,671.80' to a point on the West right of way line of "Old Highway Number 280"; thence Northerly along said West right of way of said highway 475', more or less, to a point which is the center of an existing dirt road leading to the residence of the original grantors and the point of beginning of the easement centerline herewith described; thence 135 degrees 0' left and Southwesterly 380.0' to the North line of the property described above and the end of easement centerline. Said easement described in Real Volume 272, Page 366, in the Office of the Judge of Probate of Shelby County, Alabama.



20130104000007350 3/3 \$75.00
Shelby Cnty Judge of Probate, AL
01/04/2013 04:01:41 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Bruce Baldwin
Mailing Address PO Box 86
Harpersville
AL 35078

Grantee's Name Wendy White
Mailing Address 11151 Hwy 145
Canton AL
35045

Property Address 433 Westover Rd
Harpersville AL
35078

Date of Sale 1-3-13
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessors Market Value \$ 56,830.00

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 collectors website

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 Bruce Baldwin

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one