

Send tax notice to:
Delton L. and Julie Clayton
1000 Hwy 95
Helena AL 35080

This instrument prepared by:
William C. Byrd, II
Bradley Arant Boult Cummings LLP
One Federal Place
1819 Fifth Avenue North
Birmingham, AL 35203-2104

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to CATHY CLAYTON, a single women ("Grantor"), in favor of DELTON L. AND JULIE CLAYTON, a married couple with joint rights of survivorship ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the following described real estate (the "Property") situated in Shelby County, Alabama, to-wit:


As set forth on Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD to Grantee, its successors and assigns forever;
subject, to:

1. Ad valorem taxes for the 2013 tax year and thereafter.
2. All matters of record, and

Grantor does for herself, her heirs, successors and assigns, covenant with Grantee, their heirs, successors and assigns, that she is lawfully seized in fee simple of said premises; that she is free from all encumbrances except as set forth hereinabove; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, successors and assigns shall, warrant and defend the same to Grantee, their heirs, successors and assigns forever against the lawful claims of all persons.

Shelby County, AL 02/08/2013
State of Alabama
Deed Tax: \$60.00


20130208000056130 1/4 \$81.00
Shelby Cnty Judge of Probate, AL
02/08/2013 09:19:11 AM FILED/CERT

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 31st day of December, 2012.

GRANTOR:

Cathy Clayton
Cathy Clayton

STATE OF ALABAMA

)

:

SHELBY COUNTY

)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Cathy Clayton, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of December, 2012.

Sharilyn Gann Henderson
Notary Public

[NOTARIAL SEAL]

My commission expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: June 1, 2015
BONDED THRU NOTARY PUBLIC UNDERWRITERS



20130208000056130 2/4 \$81.00
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EXHIBIT "A"
LEGAL DESCRIPTION

OVERALL NEW PARCEL THREE Commence at the Southeast corner of the Southeast one-fourth of the Northeast one-fourth of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama; thence proceed North 02 06' 51" East along the East boundary of said quarter-quarter section for a distance of 648.08; thence proceed North 39 46' 22" West for a distance of 77.95 feet; North 47 38' 14" East for a distance of 222.95 feet; thence proceed North 55 13' 14" East for a distance of 57.55 feet; thence proceed North 40 54' 00" West for a distance of 223.31 feet; thence proceed North 02 17' 11" East for a distance of 235.02 feet; thence proceed North 02 00' 52" East for a distance of 84.74 feet to the point of beginning. From this beginning point proceed South 66 55' 39" West for a distance of 357.34 feet; thence proceed South 89 43' 00" West for a distance of 450.58 feet to a point of the East boundary of Shelby County Highway #95 and a concave curve left having a radius of 2944.50 feet; thence proceed Northwesterly along the curvature of said curve and along the Easterly right-of-way of said road for a chord bearing and distance of North 02 40' 40" West, 147.49 feet to a concave curve left having a radius of 6323.74 feet; thence proceed Northwesterly along the curvature of said curve and along the Easterly right-of-way of said road for a chord bearing and distance of North 07 40' 13" West, 303.43 feet; thence leaving said right-of-way proceed South 86 23' 07" East for a distance of 286.66 feet; thence proceed North 12 30' 10" West for a distance of 56.73 feet; thence proceed South 86 23' 52" East for a distance of 564.86 feet; thence proceed South 02 00' 52" West for a distance of 307.78 feet to the point of beginning.

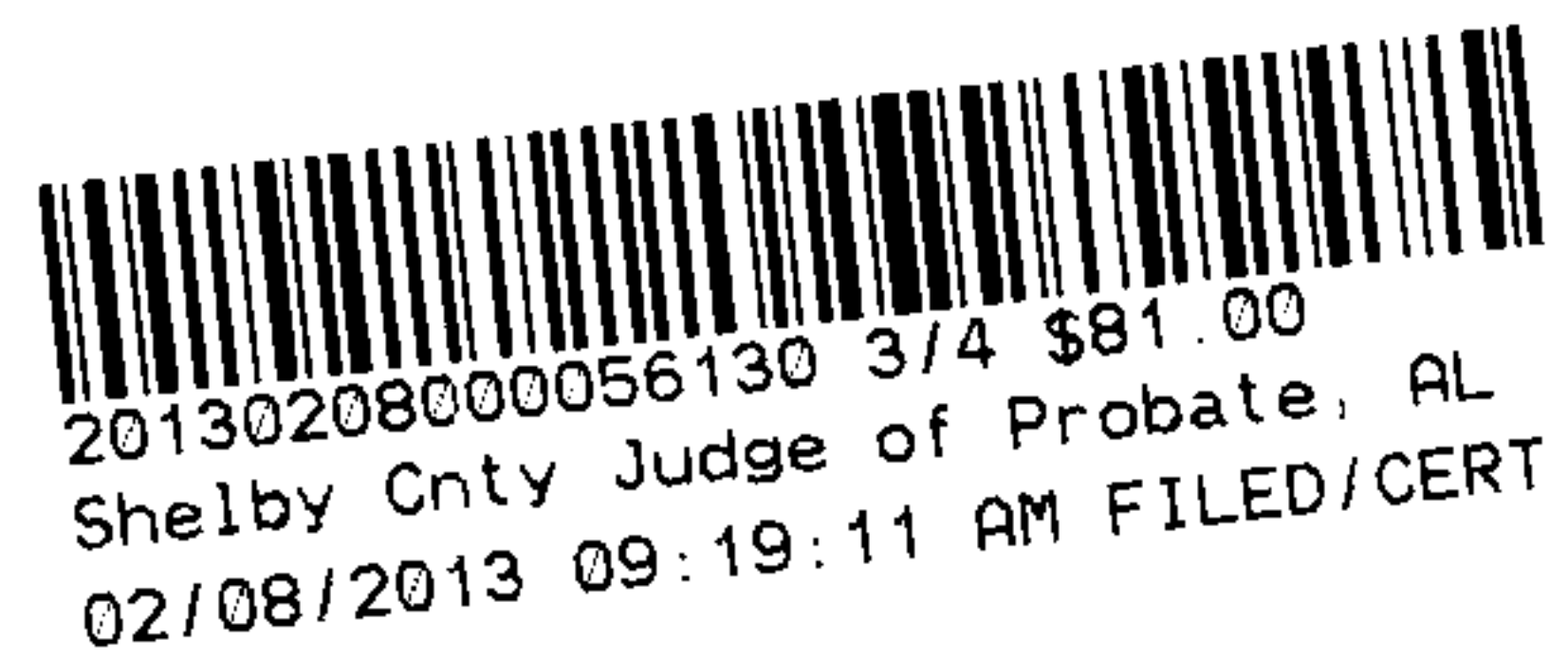
The above described land is located in the Northeast one-fourth of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama and contains 7.88 acres.

Less and except the following:

OLD PARCEL THREE.... Commence at the Southeast corner of the Southeast one-fourth of the Northeast one-fourth of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama; thence proceed North 02 06' 51" East along the East boundary of said quarter-quarter section for a distance of 648.08; thence proceed North 39 46' 22" West for a distance of 77.95 feet; North 47 38' 14" East for a distance of 222.95 feet; thence proceed North 55 13' 14" East for a distance of 57.55 feet; thence proceed North 40 54' 00" West for a distance of 223.31 feet; thence proceed North 02 17' 11" East for a distance of 235.02 feet; thence proceed North 02 00' 52" East for a distance of 40.68 feet to the point; Thence proceed South 89 03' 48" West for a distance of 207.14' to the point of the beginning. Thence proceed South 83 7' 33" West a distance of 399.00' to a point; Thence proceed North 06 52' 39" West a distance of 218.35 to a point; Thence proceed North 83 07' 32" East a distance of 399.00' to a point; Thence proceed South 06 52' 39" East a distance of 218.35' to the point of beginning.

The above described old parcel of land is located in the Northeast one-fourth of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama and contains 2.00 acres.

Total transferred / added acreage (Overall New Parcel Three – Old Parcel Three) 7.88 Acres minus 2.00 Acres Equals 5.88 acres transferred / added.



Real Estate Sales Validation Form

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

Grantor's Name Cathy Clayton
Mailing Address 1015 Bridle Lane
Helena, AL 35080

Grantee's Name Delton L. and Julie Clayton
Mailing Address 1000 Hwy 95
Helena, AL 35080

Property Address 1000 Hwy 95
Helena, AL 35080

Date of Sale 12-31-12

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 60,000

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 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 1-16-13

Print William C. Byrd, II

☐ Unattested

Sign

William C. Byrd, II

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20130208000056130 4/4 \$81.00
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Form RT-1