

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:
Jodi Arnold
114 Mooney Rd.
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TEN THOUSAND DOLLARS and NO/00 (\$10,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we **Olan Christopher Dawson, a single man (herein referred to as *Grantors*)**, grant, bargain, sell and convey unto, **Jodi Arnold (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.

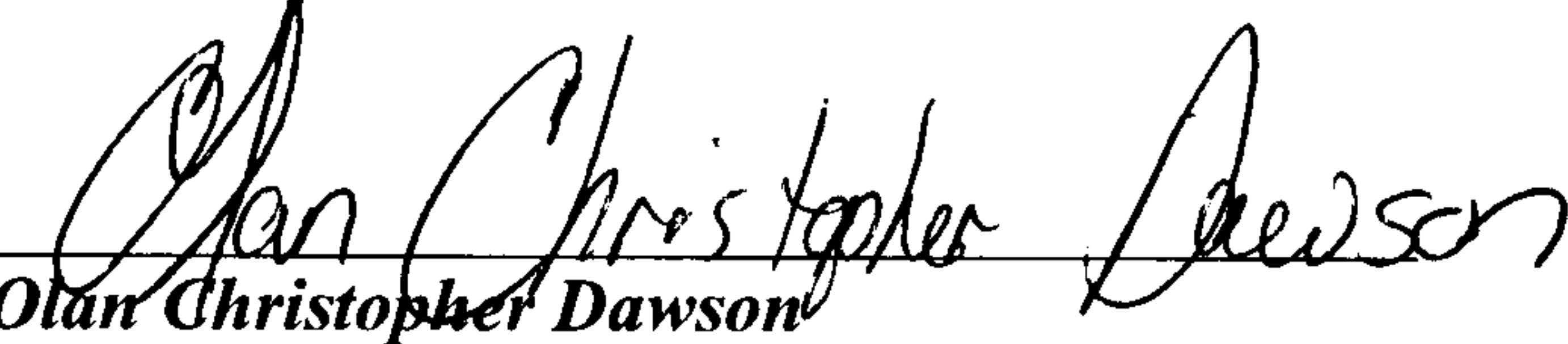
This property constitutes no part of the homestead of the Grantors.

Jodi Arnold is one and the same person as Jodi Lawson and Jodi Gilham.
\$5,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 14th day of February, 2013.

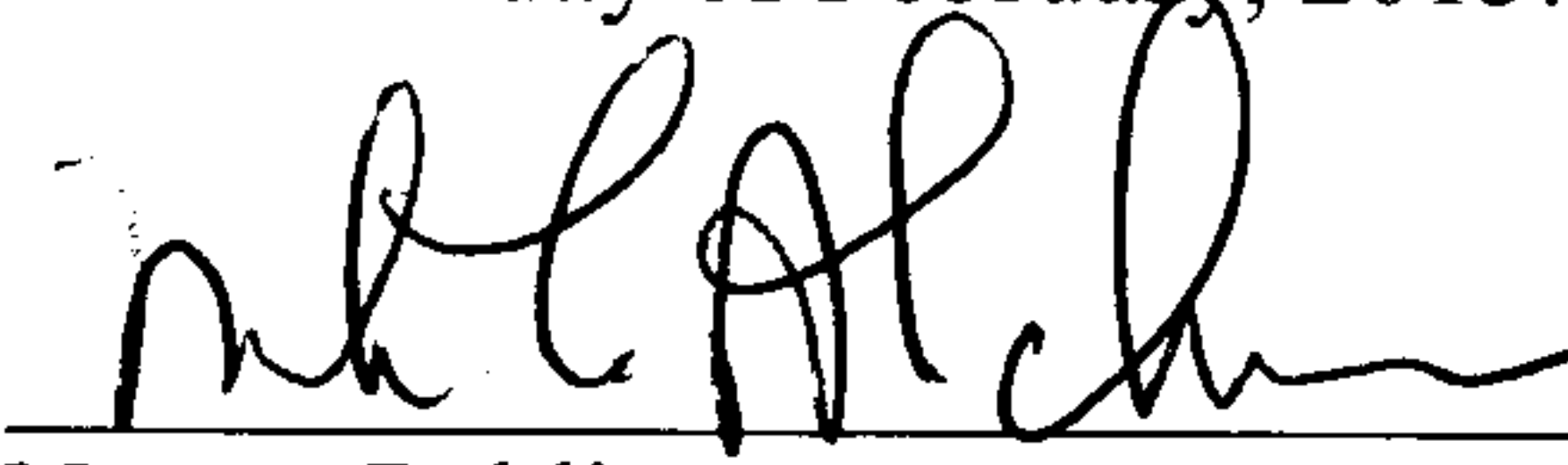


Olan Christopher Dawson


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Olan Christopher Dawson** the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of February, 2013.



Notary Public
My Commission Expires: 10-4-16


20130218000067680 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
02/18/2013 10:41:47 AM FILED/CERT

Shelby County, AL 02/18/2013
State of Alabama
Deed Tax: \$5.00

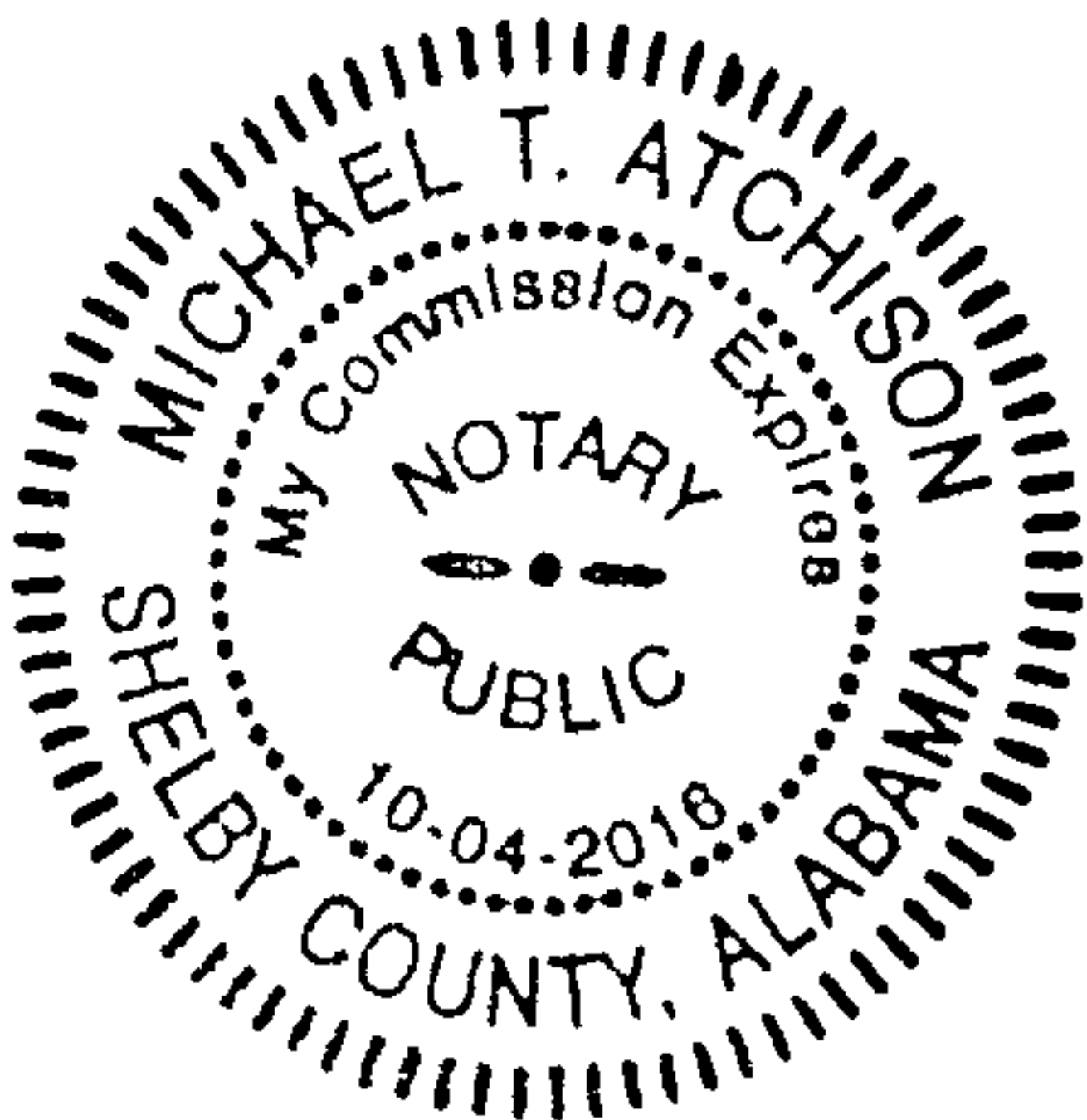


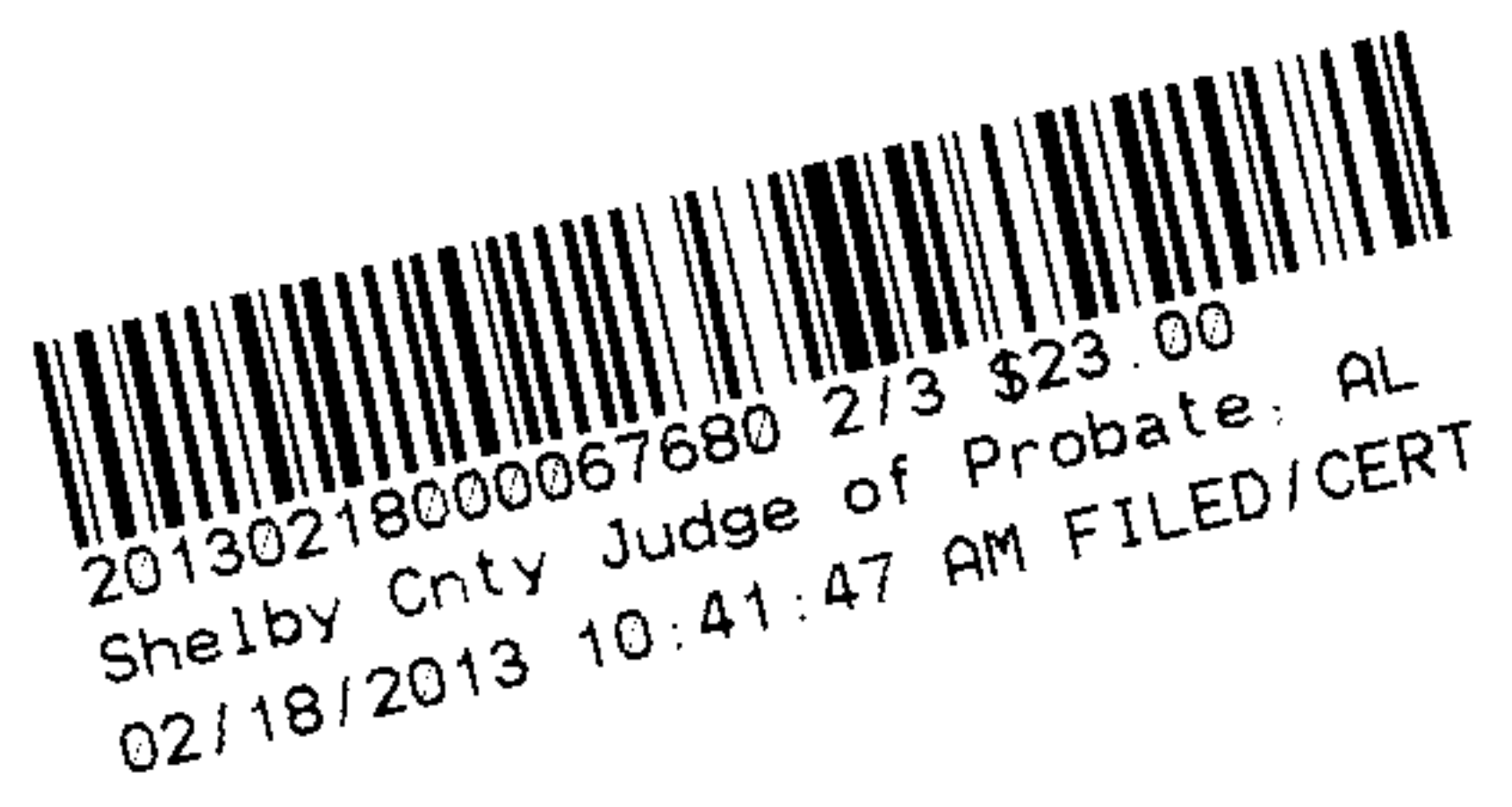
EXHIBIT A
LEGAL DESCRIPTION

Commence at the SE corner of the SE 1/4 of the NW1/4 of Section 15, Township 24 North, Range 15 East, Shelby County, Alabama; thence North 0 degrees 22 minutes 30 seconds East along the East line of said 1/4-1/4 section a distance of 542.51 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 282.53 feet; thence South 56 degrees 27 minutes 49 seconds West a distance of 258.67 feet; thence South 37 degrees 37 minutes 19 seconds East a distance of 235.07 feet; thence North 56 degrees 27 minutes 49 seconds East a distance of 84.30 feet to the POINT OF BEGINNING.

A 25' INGRESS, EGRESS AND UTILITY EASEMENT, described as follows:
Commence at the SE corner of the SE 1/4 of the NW 1/4 of Section 15, Township 24 North, Range 15 East, Shelby County, Alabama; thence North 0 degrees 22 minutes 30 seconds East, along the East line of said 1/4-1/4 section a distance of 825.04 feet; thence South 56 degrees 27 minutes 49 seconds West a distance of 258.67 feet to the POINT OF BEGINNING of the northerly line of a 25' ingress, egress and utility easement lying 25 feet southerly of and parallel to described line; thence continue along the last described course a distance of 479.18 feet; thence South 78 degrees 46 minutes 18 seconds West, a distance of 238.60 feet; thence South 56 degrees 27 minutes 49 seconds West a distance of 210.00 to the easterly right of way of Shelby County Hwy. 47 and the END of said easement.

According to the survey of Rodney Shiflett, dated February 21, 2003.

Subject to restrictions, easements and rights of way of record.



Real Estate Sales Validation Form

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

Grantor's Name Olan C. Dawson
Mailing Address 280 McConico Rd
Vincent, AL 35178

Grantee's Name Jodi Arnold
Mailing Address 114 McGoney Rd
Columbiana, AL 35051

Property Address 8169 Hwy 47
Shelby, AL 35143

Date of Sale 2-14-13
Total Purchase Price \$ 10,000.00
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 _____

Print Jodi Arnold

☐ Unattested _____
(verified by)

Sign Jodi Arnold
(Grantor/Grantee/Owner/Agent) circle one

