

This instrument is prepared by:
Terry L. Liddell
287 Old Millhouse Ln
Columbiana, AL 35051

SEND TAX NOTICE TO:
Tammey K. Elliott
624 Hwy 446
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Forty Thousand Two Hundred Ninety Five And No/100 Dollars (\$40,295.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we,

Oscar B. Liddell and Terry L. Liddell

(hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto

Tammey K. Elliott

(hereinafter grantee), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

The property situated in the NW 1/4 of the SE 1/4 of Section 35, Township 20 South, Range 1 West and being more particularly described as follows:

COMMENCE AT THE NW CORNER OF SAID 1/4-1/4 AND RUN NORTH 89 DEG 12 MW, 54 SEC. EAST ALONG THE NORTH LINE OF SAID 1/4-1/4 216.07 FEET; THENCE, RUN SOUTH 0 DEG. 02 MIN 40 SEC. EAST 195.76 FEET TO THE SOUTHERLY RIGHT OF WAY OF SHELBY COUNTY ROAD NO. 446 AND THE POINT OF BEGINNING; THENCE, CONTINUE SOUTH 0 DEG. 02 MIN. 40 SEC. EAST 204.24 FEET; THENCE RUN SOUTH 89 DEG. 12 MIN. 57 SEC. WEST 216.07 FEET TO THE WEST LINE OF SAID 1/4-1/4; THENCE, RUN NORTH 0 DEG. 02 MIN. 41 SEC. WEST ALONG SAID WEST LINE 99.97 FEET TO THE SOUTHERLY RIGHT OF WAY OF SAID SHELBY COUNTY ROAD NO. 446, SAID RIGHT OF WAY BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 123.07 FEET AND A DELTA OF 27 DEG. 58 MIN. 02 SEC.; THENCE. TURN RIGHT AND RUN ALONG SAID CURVE 60.07 FEET TO THE PT OF SAID CURVE; THENCE RUN NORTH 66 DEG. 07 MIN. 20 SEC. EAST ALONG SAID RIGHT OF WAY 94.12 FEET TO THE PC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 172.46 FEET AND A DELTA OF 24 DEG 21 MIN. 25 SEC.; THENCE, RUN ALONG SAID CURVE 73.31 FEET TO THE POINT OF BEGINNING.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assign forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, his, her or 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 stated 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 Grantee, heirs, executors and assigns forever, against the lawful claims of all persons

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 24th day of August 2011

Oscar B. Liddell (SEAL)
Oscar B. Liddell

Terry L. Liddell (SEAL)
Terry L. Liddell

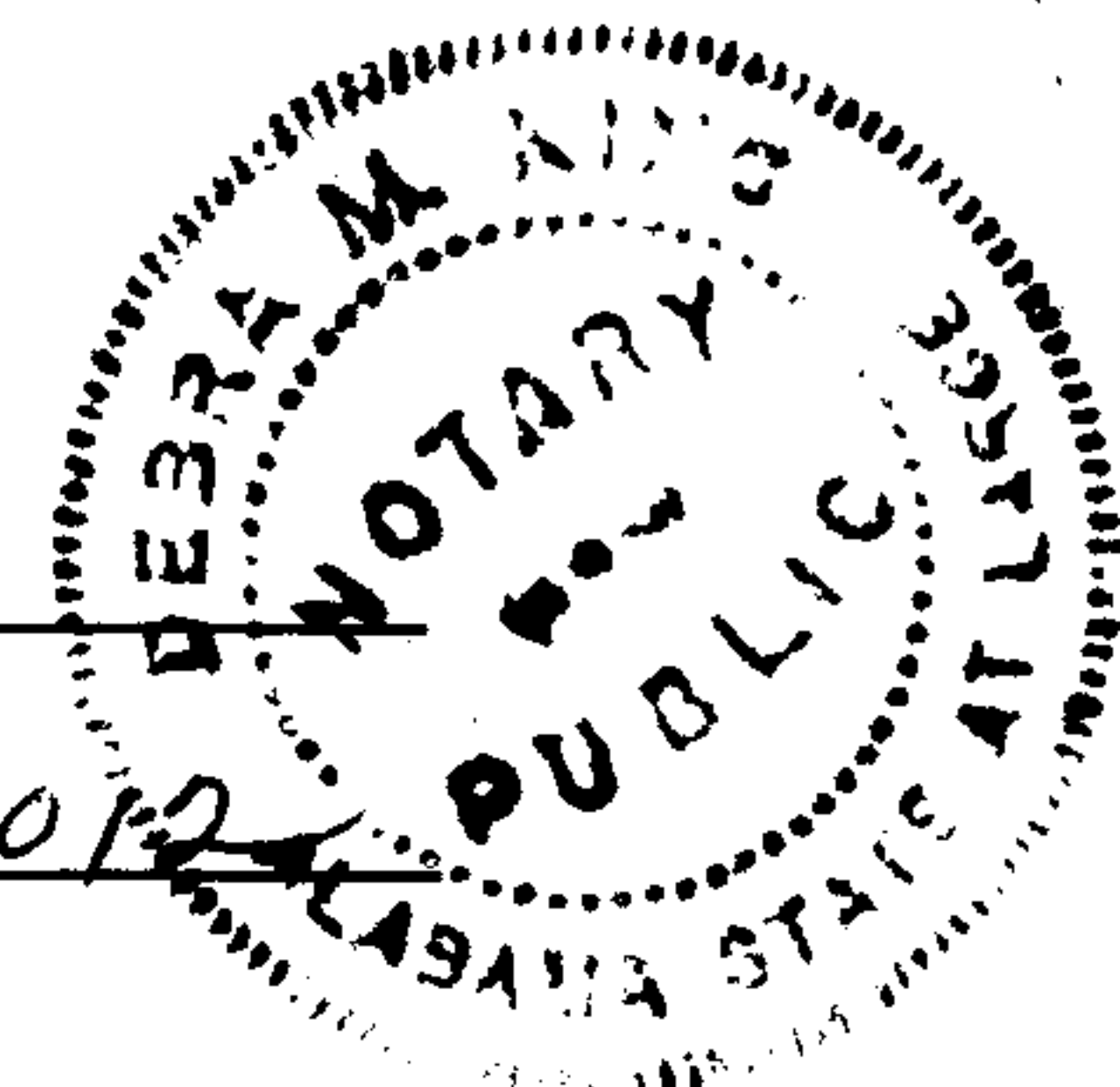
STATE OF ALABAMA)
SHELBY COUNTY)

I, Debra M. King, a Notary Public in and for said County, in said State, here certify that **Oscar B. Liddell and Terry L. Liddell** whose name(s) is/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 24th day of August, 2011


20130219000068950 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
02/19/2013 08:08:43 AM FILED/CERT

Debra M. King
Notary Public
My commission expires 1/24/2012



Real Estate Sales Validation Form

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

Grantor's Name Oscar B. Liddell
Mailing Address 929 Paradise Point Dr
Columbiana, AL 35051

Grantee's Name Tammy Elliott
Mailing Address 1624 Hwy 446
Columbiana, AL 35051

Property Address 1624 Hwy 446
Columbiana, AL 35051

Date of Sale 8/24/11
Total Purchase Price \$ 40,295.00

or
Actual Value \$

or
Assessor's 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 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 2/19/13

Print Tammy K. Elliott

☐ Unattested
(verified by)

Sign Tammy K. Elliott
(Grantor/Grantee/Owner/Agent) circle one

