

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Brian L. Shirley
11077 Highway 55
Sterrett, Alabama 35147

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this February 15, 2013, That for and in consideration of **ONE HUNDRED THIRTY FOUR THOUSAND AND NO/100 (\$134,000.00) DOLLARS,** and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **MICHAEL H. CRAFT, a married man, and ROBERT L. PHILLIPS, a married man,** (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the GRANTEE, **BRIAN L. SHIRLEY,** (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA,** to wit:

Commence at the SW corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 15, Township South, Range 1 East and run Easterly along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a Distance of 704.29 feet to the point of beginning of the tract of land herein described; thence continue along the last described course for 252.89 feet to the Westerly Right of Way line of Shelby County Road No. 55; thence turn an angle of 86 degrees 18 minutes 51 seconds to the left and run northerly along said road right of way a distance of 330.83 feet; thence turn an angle of 93 degrees 43 minutes 01 seconds to the left and run westerly for 275.29 feet; thence turn an angle of 90 degrees 09 minutes 55 seconds to the left and run southerly for 330.00 feet to the point of beginning.

Subject to a 20.0 foot wide easement for ingress and egress being 10 foot wide on both sides of a centerline described as follows: Commence at the SW corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 15, Township 19 South, Range 1 East and run easterly along the south line of said $\frac{1}{4}$ - $\frac{1}{7}$ section a distance of 704.29 feet; thence turn 90 degrees 11 minutes 17 seconds to the left and run northerly 30.05 feet to the point of beginning of the easement centerline; thence turn 101 degrees 12 minutes 25 seconds to the right and run easterly 36.77 feet; thence turn 11 degrees 45 minutes 24 seconds to the left and run 86.46 feet; thence turn 16 degrees 12 minutes 48 seconds to the left and run 77.10 feet; thence turn 18 degrees 15 minutes 07 seconds to the right and run 59.69 feet to a point on the West right of way line of Shelby County Road No. 55 and the point of ending of said easement.

Also subject to:

1. General and special taxes or assessments for the year 2013 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.

4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions of record.

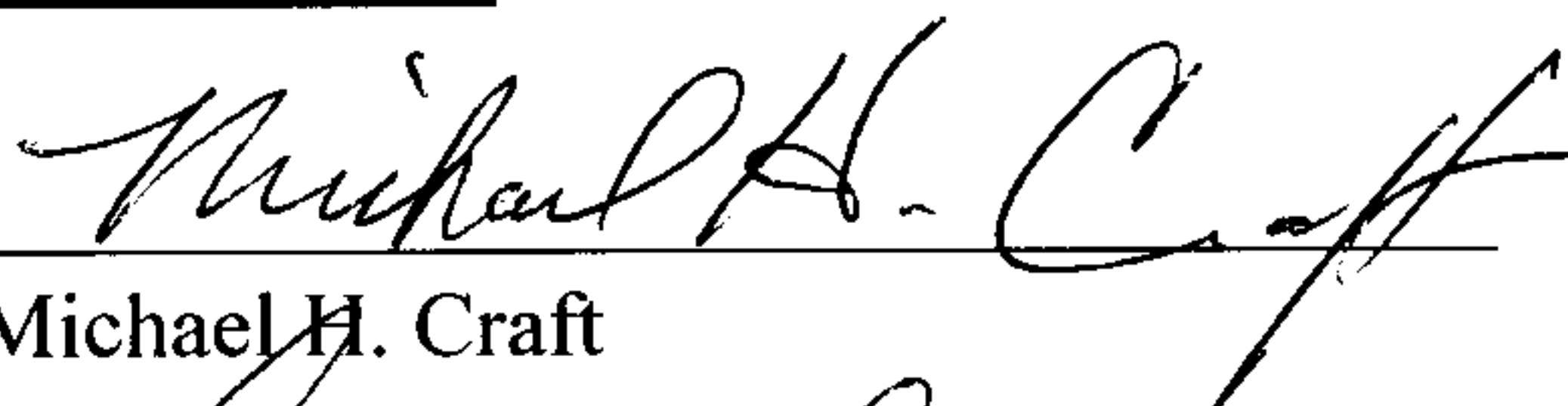
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.

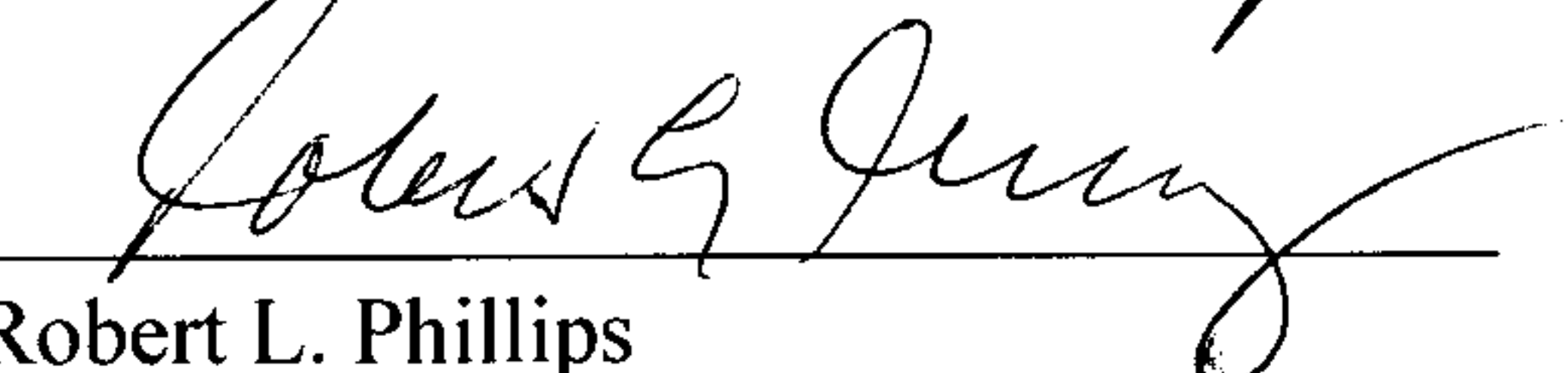
AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.


THE PROPERTY CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS' NOR THE HOMESTEAD OF THE GRANTORS' RESPECTIVE SPOUSES.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of February 15, 2013.

GRANTORS:


Michael H. Craft


Robert L. Phillips


20130220000071160 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
02/20/2013 09:46:09 AM FILED/CERT

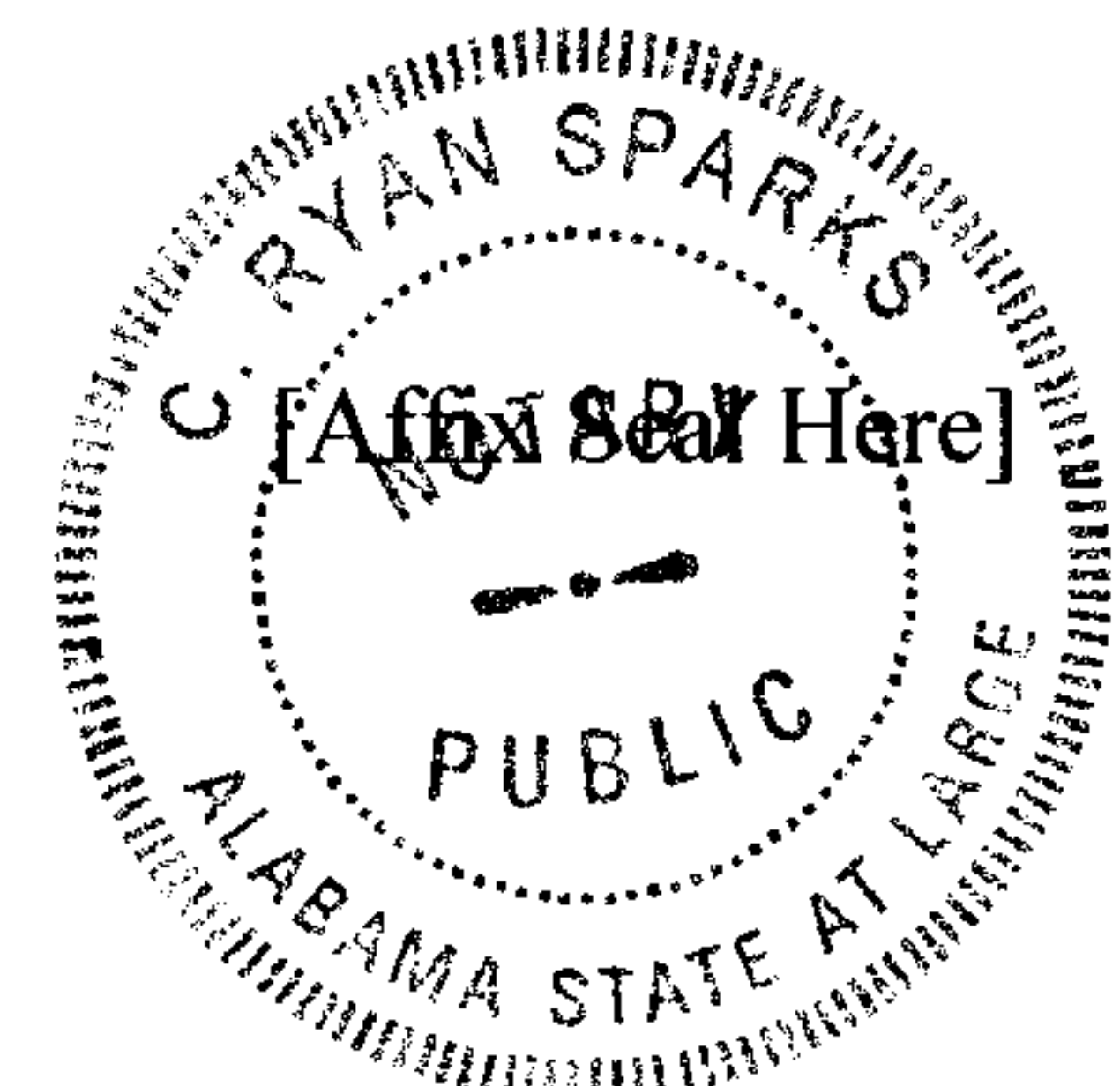
**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Michael H. Craft and Robert L. Phillips, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Michael H. Craft and Robert L. Phillips each executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of February 15, 2013.


C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2016



Real Estate Sales Validation Form

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

Grantor's Name Michael H Craft
Mailing Address Robert L Phillips
11077 Highway 55
Stemmt AL 35147

Grantee's Name Brian L Shirley
Mailing Address 11077 Highway 55
Stemmt AL 35147

Property Address 11077 Highway 55
Stemmt Alabama 35147

Date of Sale _____

Total Purchase Price \$ _____

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 a

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 _____

Print C. Lynn Smith

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20130220000071160 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
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