


After Recording Send Tax Notice To:

Catherine Doss
Jonathon Shane Doss
2500 Highway 119
Montevallo, Alabama 35115


20130226000080300 1/4 \$474.50
Shelby Cnty Judge of Probate, AL
02/26/2013 09:19:49 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

Know all men by these presents that in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt and sufficiency whereof is acknowledged, I, **Catherine Doss, also known as Catherine Anne Dicostanzo.**, a married woman, (herein referred to as Grantor), who certifies that the property conveyed hereby constitutes her homestead and the homestead of her spouse, grants, bargains, sells and conveys unto **Catherine Doss and Jonathon Shane Doss, Trustees of the Doss Family Trust dated January 10, 2013**, (herein referred to as Grantee), the real estate described below situated in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A"

THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.

To have and to hold to the said grantee, her heirs and assigns in fee simple, forever.

Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.

AND I, do for myself, covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 02/26/2013
State of Alabama
Deed Tax: \$452.50

IN WITNESS WHEREOF, **Catherine Doss**, has hereunto set her hand and seal this 10th day of January, 2013.

Catherine Doss
Catherine Doss

STATE OF ALABAMA

COUNTY OF SHELBY

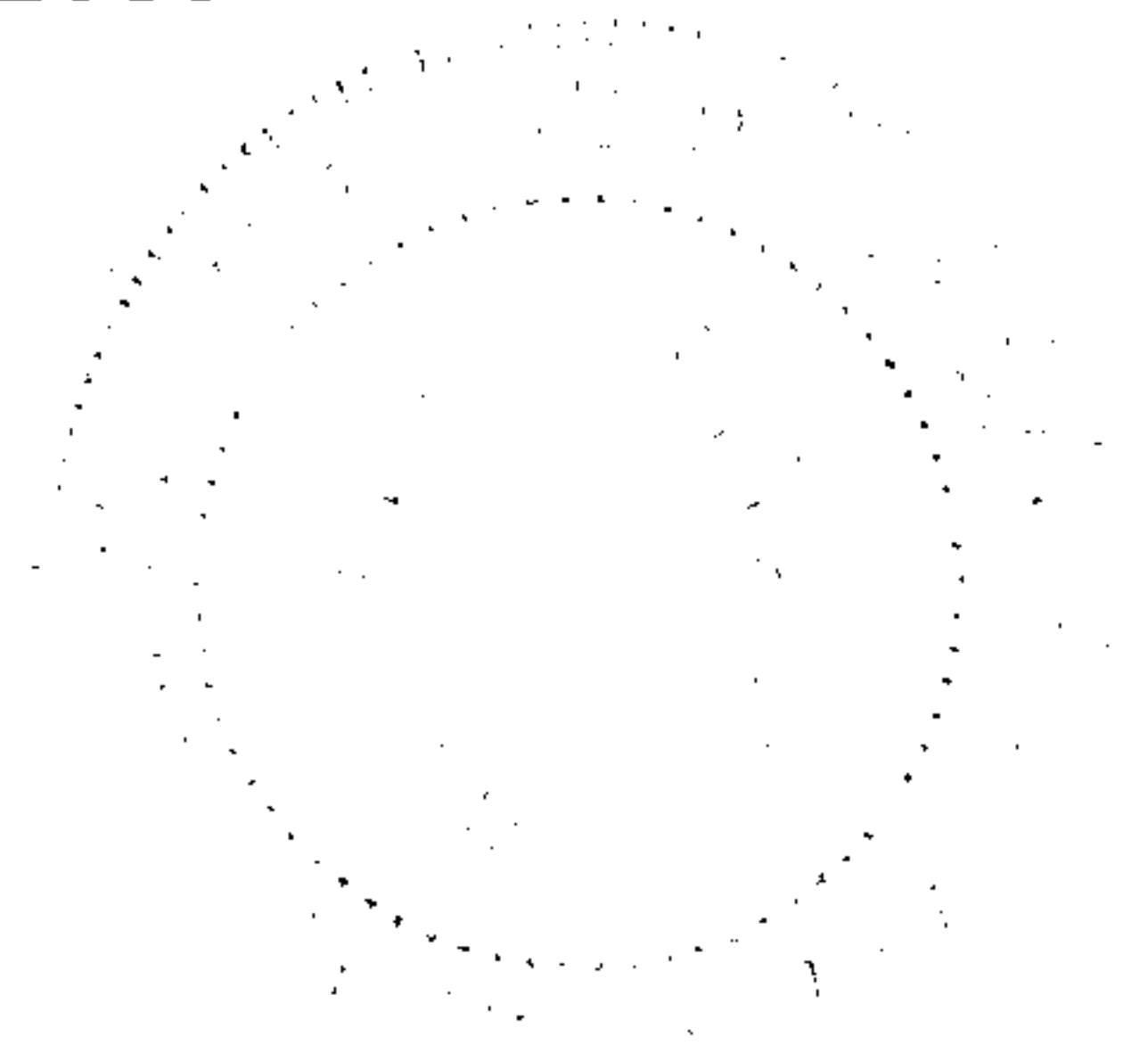
I, Brandi Dipiazza, a Notary Public in and for said County, in said State, hereby certify that **Catherine Doss, a married woman**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office
this 10th day of January, 2013.

Brandi Dipiazza
Brandi Dipiazza, NOTARY PUBLIC
My Commission Expires: 2/7/2016

This Document Prepared By:

John R. Holliman
Bailey & Holliman Estate
Planning Law Firm
2491 Pelham Parkway
Pelham, AL 35124
(205) 663-0281



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EXHIBIT "A"


Tract II:

Parcel of Land situated part in the N.W. $\frac{1}{4}$ part in the N.E. $\frac{1}{4}$ part in the S.E. $\frac{1}{4}$ and part in the S.W. $\frac{1}{4}$ of Section 15, Township 22 South, and Range 3 West, described as follows:

Commence at the S.W. Corner of Section 15 and go North 01 degrees 04 minutes 00 Seconds West along the West Boundary of said Section 15 for 2303.50 to the Southerly Boundary of Alabama Highway No. 119; thence North 42 degrees 21 minutes 00 seconds East along said Southerly Boundary for 323.12 feet; thence continue North 42 degrees 21 minutes 00 seconds East along said Southerly Boundary for 802.75 feet to an existing concrete monument; thence South 46 degrees 18 minutes 15 Seconds East for 19.91 feet to an existing concrete monument; thence North 42 degrees 21 minutes 00 seconds East along said Southerly Boundary for 87.00 feet to the Point of Beginning; thence continue North 42 degrees 21 minutes 00 seconds East along said Southerly Boundary for 45 feet; thence South 49 degrees 13 minutes 15 Seconds East for 913.77 feet; thence North 38 degrees 34 minutes 07 seconds East for 588.69 feet to the centerline of Shoal Creek; thence seven (7) courses along the centerline of Shoal Creek as follows: go South 61 degrees 07 minutes 55 seconds East for 95.64 feet; thence South 85 degrees 17 minutes 55 seconds East for 246.23 feet thence South 74 degrees 43 minutes 55 seconds East for 83.82 feet; thence South 57 degrees 41 minutes 25 seconds East for 183.93 feet; thence South 45 degrees; 24 minutes 55 seconds East for 200.71 feet; thence South 38 degrees 40 minutes 55 seconds East for 150.67 feet; thence South 27 degrees 36 minutes 25 seconds East for 206.04 feet; thence South 58 degrees 08 minutes 42 seconds West for 263.18 feet; thence South 10 degrees 31 minutes 41 seconds East for 180.00 feet; thence North 44 degrees 14 minutes 58 seconds west for 157.04 feet; thence North 73 degrees 02 minutes 05 seconds West for 427.52 feet; thence North 74 degrees 34 minutes 45 Seconds West for 468.03 feet; thence North 54 degrees 09 minutes 20 seconds West for 616.07 feet; thence North 45 degrees 16 minutes 14 seconds West for 461.15 feet to the Point of Beginning.

Tract III

Parcel of land situated part in the S.E. $\frac{1}{4}$ and part in the S.W. $\frac{1}{4}$ of Section 15, Township 22, South, Range 3 West described as follows: Commence at the S.W. Corner of Section 15 and go North 01 Degrees 04 Minutes 00 Seconds West along the West Boundary of said Section 15 for 2303.50 feet to the Southerly Boundary of Alabama Highway No. 119; thence North 42 Degrees 21 Minutes 00 Seconds East along said Southerly boundary for 323.12 feet; thence South 60 Degrees 48 Minutes 52 Seconds East for 2060.93 feet to an existing iron pin; thence South 81 Degrees 48 Minutes 47 Seconds East for 252.22 feet; thence South 75 Degrees 18 Minutes 47 Seconds East for 199.40 feet; thence North 34 Degrees 03 Minutes 43 Seconds East 117.26 feet; thence North 09 Degrees 37 Minutes 43 Seconds East for 132.18 feet; thence North 51 Degrees 11 Minutes 13 Seconds East for 185.90 feet to an existing iron pin on the North Bank of Shoal Creek and the Point of Beginning; thence South 31 Degrees 52 Minutes 35 Seconds East for 25.18 feet to the centerline of Shoal Creek; thence seven (7) courses along the centerline of Shoal Creek as follows: go North 65 Degrees 03 Minutes 37 Seconds East for 230.66 feet; thence North 66 Degrees 51 Minutes 43 Seconds East for 186.81 feet; thence North 26 Degrees 26 Minutes 35 Seconds East for 150.84 feet; thence North 09 Degrees 44 Minutes 55 Seconds West for 96.04 feet; thence North 60 Degrees 58 Minutes 55 Seconds West for 115.87 feet; thence North 54 Degrees 18 Minutes 55 Seconds West for 130.05 feet; thence North 36 Degrees 47 Minutes 25 Seconds West for 186.21 feet; thence South 58 Degrees 08 Minutes 42 Seconds West for 263.18 feet; thence South 10 Degrees 31 Minutes 41 Seconds East for 530.21 feet to the Point of Beginning.


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Real Estate Sales Validation Form

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

Grantor's Name Catherine Doss
Mailing Address 2500 Highway 119
Montevallo, AL 35115

Grantee's Name Catherine Doss and Jonathon Shane Doss
Mailing Address Trustees of the Doss Family Trust
2500 Highway 119
Montevallo, AL 35115

Property Address 2500 Highway 119
Montevallo, AL 35115

Date of Sale January 10, 2013
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 452,040

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 1/10/2013

Print Catherine Doss

Unattested

Sign Catherine Doss

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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