

**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:**

James C. Acomb, II  
360 Highway 335  
Chelsea, Alabama 35043



20130402000136510 1/3 \$86.00  
Shelby Cnty Judge of Probate, AL  
04/02/2013 02:16:14 PM FILED/CERT

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

That for and in consideration of **SIXTY EIGHT THOUSAND AND NO/100 (\$68,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **REBECCA BATEMAN WISER**, an unmarried person, (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the GRANTEE, **JAMES C. ACOMB, II and DIANE L. ACOMB**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

A part of the Southeast ¼ of the Southeast ¼ of Section 4, Township 20 South, Range 1 West, described as follows: Commence at the Northeast corner of said Quarter-Quarter Section and run West along the North line of said Forty Acres for a distance of 516 feet, more or less, to the point of intersection with the East line of the Old Columbiana Road for a point of beginning of the lands herein described; run thence South along the East line of the Old Columbiana Road a distance of 50 feet; thence turn an angle to the right and run in a Westerly direction parallel with the North line of said Quarter-Quarter section a distance of 210 feet; thence turn an angle to the left and run parallel with the East line of the Old Columbiana Road in a Southerly direction a distance of 160 feet, more or less, to a point on the South line of the Freeman property as described in that certain deed recorded in Deed Book 264, Page 339 in the Office of the Judge of Probate of Shelby County, Alabama, thence turn an angle to the right and run in a Westerly direction along the South Boundary line of the Freeman Property a distance of 210 feet; thence turn an angle to the right and run in a Northerly direction along the West boundary of the Freeman Property 210 feet, more or less, to a point on the North line of said Quarter-Quarter Section, thence turn an angle to the right and run 420 feet in an Easterly direction along the north line of said Quarter-Quarter Section to the point of beginning.

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 Grantor.

Shelby County, AL 04/02/2013  
State of Alabama  
Deed Tax: \$68.00


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.
7. Any loss and/or claim due to Brenda Sue Crowley by deed dated 06/10/1999 and recorded 06/17/1999 in Instrument 1999-25565 not being the one and the same as Brenda Sue Crowley Woods, grantor.

**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 Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

**AND SAID GRANTORS**, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is 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 GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set Grantor's hands and seals on this day of March 27, 2013.

**GRANTOR:**

  
Rebecca Bateman Wiser


**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Rebecca Bateman Wiser, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Rebecca Bateman Wiser executed the same voluntarily on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set Grantor's hands and seals on this day of March 27, 2013.

  
C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2015

  
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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 Rebecca Bateman Wiser  
Mailing Address 3600 Highway 335  
Chesler AL 35043

Grantee's Name James C. Accoratti  
Mailing Address 507 Chesler Circle  
Chesler AL 35043

Property Address 3600 Highway 335  
Chesler AL 35043

Date of Sale 3/27/13  
Total Purchase Price \$ 68,000  
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 ☐ Appraisal  
☐ Sales Contract ☐ Other  
☐ Closing Statement

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 \_\_\_\_\_

Print Clynn Zorrell

Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

