

Send Tax Notice To:  
Steve Sexton, Trustee  
The Rachel Ray Trust  
3021 Lorna Rd, Ste 310  
Birmingham, AL 35216

This instrument was prepared by:  
Mildred Rowell  
1475 Hwy 71  
Shelby, AL 35143



20130411000149010 1/4 \$36.50  
Shelby Cnty Judge of Probate, AL  
04/11/2013 10:34:59 AM FILED/CERT

**STATUTORY WARRANTY DEED**  
**TITLE NOT EXAMINED**

STATE OF ALABAMA  
SHELBY COUNTY

)  
) **KNOW ALL MEN BY THESE**  
**PRESENTS,**

That in consideration Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Mildred Carden Rowell** (Grantor) do grant, bargain, sell and convey an undivided Twenty-Five Percent (25%) Interest unto **Stephen Lawrence Sexton, Trustee of the Rachel Catharine Ray Trust** (referred to as Grantee), the following described real estate situated in Shelby County, Alabama and more fully described on Exhibit "A" attached hereto and made a part hereof.

**TO HAVE AND TO HOLD** unto the said Grantee, her administrators, executors, successors and assigns forever.

**IN WITNESS WHEREOF**, the undersigned has hereto set her hand and seal this 13 day of October, 2000.

 (SEAL)  
MILDRED CARDEN ROWELL

Shelby County, AL 04/11/2013  
State of Alabama  
Deed Tax: \$15.50

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **MILDRED CARDEN ROWELL**, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 13<sup>th</sup> day of October, 2000.

Patricia A. Marsh  
Notary Public  
My Commission Expires: 6-24-00



**DON ARMSTRONG**  
**PROPERTY TAX COMMISSIONER**  
**ASSESSMENT RECORD - 2007**

P. O. BOX 1298  
COLUMBIANA, ALABAMA 35051  
Tel: (205) 670-6900  
Printed On: 7/31/2007

PARCEL: 33 6 14 0 000 013.002  
CORPORATION: I  
OWNER: STROUD MILDRED CARDEN ROWELL

LAND VALUE 10% \$61,720  
LAND VALUE 20% \$0  
CURRENT USE VALUE \$11,170

ADDRESS: 1475 HWY 71  
SHELBY, AL 35143

TOTAL MARKET VALUE: \$61,720

EXEMPT CODE: 00  
OVER 65 CODE: DISABILITY CODE: MUN CODE: 01  
PROPERTY CLASS: 03 SCHOOL DIST: 2 EXM OVERRIDE AMT: \$0  
OVR ASD VALUE: HS YEAR: 0

CLASS USE CIII  
FOREST ACRES: 12 TAX SALE:  
PREV. YEAR VALUE: \$61,720 BOE VALUE:

PARENT PARCEL:  
REMARKS: DB 353 PG 50;PER MARRIAGE CERT(2002)  
Last Modified: 8/23/2006 6:29:38 AM  
Contiguous Parcels:

ACCOUNT NO: - CREATE MOVE

|             |          | ASSESSMENT/TAX |         | EXEMPTION | TAX EXEMPTION |        | TOTAL TAX |
|-------------|----------|----------------|---------|-----------|---------------|--------|-----------|
| CLASS       | MUNICODE | ASSD. VALUE    | TAX     |           |               |        |           |
| STATE       | 03       | 01             | \$1,120 | \$7.28    | \$0           | \$0.00 | \$7.28    |
| COUNTY      | 03       | 01             | \$1,120 | \$8.40    | \$0           | \$0.00 | \$8.40    |
| SCHOOL      | 03       | 01             | \$1,120 | \$17.92   | \$0           | \$0.00 | \$17.92   |
| DIST SCHOOL | 03       | 01             | \$1,120 | \$15.68   | \$0           | \$0.00 | \$15.68   |
| CITY        | 03       | 01             | \$1,120 | \$0.00    | \$0           | \$0.00 | \$0.00    |
| FOREST      | 03       | 01             | \$0     | \$1.20    | \$0           | \$0.00 | \$1.20    |

ASSD. VALUE: \$1,120.00  
Shelby Tax

\$50.48

GRAND TOTAL: \$50.48

| INSTRUMENTS                    |      | SALES INFORMATION |            |
|--------------------------------|------|-------------------|------------|
| INST NUMBER                    | DATE | SALE DATE         | SALE PRICE |
| No Sales Information on Record |      |                   |            |

**LEGAL DESCRIPTION**

MAP NUMBER: 03 3 60 0 000 CODE1: 00 CODE2: 00  
SUB DIVISON1:  
SUB DIVISON2:

MAP BOOK: 00 PAGE: 000  
MAP BOOK: 00 PAGE: 000

PRIMARY LOT: PRIMARYBLOCK: 000  
SECONDARY LOT: SECONDARYBLOCK: 000

SECTION1 14 TOWNSHIP1 24N RANGE1 15E  
SECTION2 00 TOWNSHIP2 00 RANGE2 00  
SECTION3 00 TOWNSHIP3 00 RANGE3 00  
SECTION4 00 TOWNSHIP4 RANGE4  
LOT DIM1 0.00 LOT DIM2 0.00 ACRES 13.300 SQ FT 579,348.000

METES AND BOUNDS: S410 SE1/4 SW1/4 NE1/4 & W420 OF E1/2 NW1/4 SE1/4 LYING N OF CO RD #71 S14 T24N R15E

**REMARKS:**

| Tax Year | Entity Name.                 |
|----------|------------------------------|
| 2007     | STROUD MILDRED CARDEN ROWELL |
| 2006     | STROUD MILDRED CARDEN ROWELL |
| 2005     | STROUD MILDRED CARDEN ROWELL |
| 2004     | STROUD MILDRED CARDEN ROWELL |
| 2003     | STROUD MILDRED CARDEN ROWELL |

Mailing Address  
1475 HWY 71, SHELBY AL - 35143  
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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 Mildred C Powell  
Mailing Address 148 Village Lane  
Pelham AL 35243

Grantee's Name Rachel Ray Trust  
Mailing Address c/o Steve Sexton, Trustee  
4 Glen Iris Park S  
Bham AL 35205

Property Address Vacant land  
Hwy 71  
Shelby, AL

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 1/4 of 61,720.00

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

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 4-11-13

Print Carla Carden Ray, Attorney

Sign Carla Ray

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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