

This instrument was prepared without
benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:
251 Farmingdale Road
Harpersville, AL 35078

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of \$1.00 to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Sammy S. McEwen, unmarried (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Melissa McEwen (herein referred to as GRANTEE) all of his undivided right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the Southwest corner of the Southeast one-fourth of the Southwest one-fourth of Section 31, Township 20 South, Range 2 East; thence proceed East, along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Sec., for a distance of 96.95 feet, to the East right of way line of Ala. State Hwy. No. 25; thence turn a deflection angle of 63 deg. 06 min. 00 sec. to the left and proceed for a distance of 267.75 feet to a point on the East right of way of said Hwy; thence turn a deflection angle of 03 deg. 00 mm. 00 sec. to the left and proceed for a distance of 160.00 feet to the point of beginning; thence turn a deflection angle of 01 deg. 16 min. 28 sec. to the left and proceed for a distance of 216.07 feet, to a point on the East right of way of said Hwy; thence turn a deflection angle of 81 deg. 23 min. 56 sec. to the right and proceed for a distance of 206.46 feet, to the West line of Central Hills Subdivision; thence turn a deflection angle of 97 deg. 13 min. 46 sec. to the right and proceed along said Subdivision line, for a distance of 243.80 feet; thence turn a deflection angle of 90 deg. 29 min. 46 sec. to the right and proceed for a distance of 210.00 feet, to the point of beginning. Situated in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 31, Township 20 South, Range 2 East, Shelby County, Alabama, and containing 1.094 acres. According to survey and plat of Frank W. Wheeler, RPLS No. 3385, dated December 1, 1997.

Subject to all restrictions, conditions, exceptions, easements, rights of way, and encumbrances of record.

GRANTOR is the surviving spouse of Barbara E. McEwen, and GRANTEE is the only child of Barbara E. McEwen, who died intestate on or about September 19, 2011.

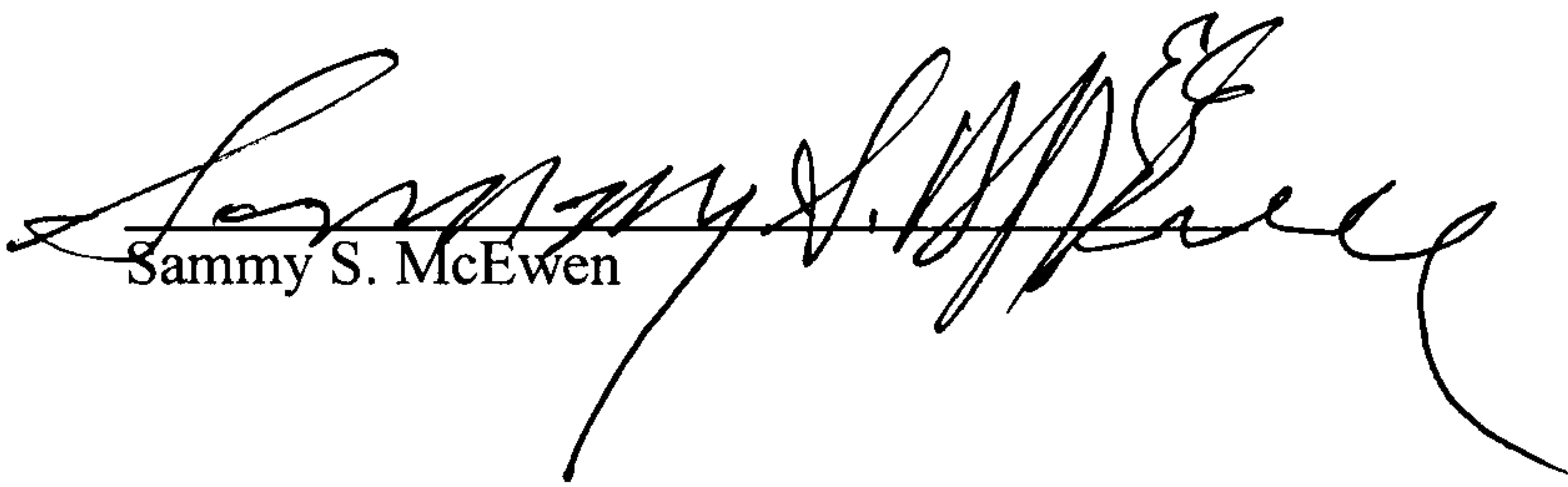
TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and


20130416000155910 1/3 \$88.00
Shelby Cnty Judge of Probate, AL
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administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 16th day of April, 2013.

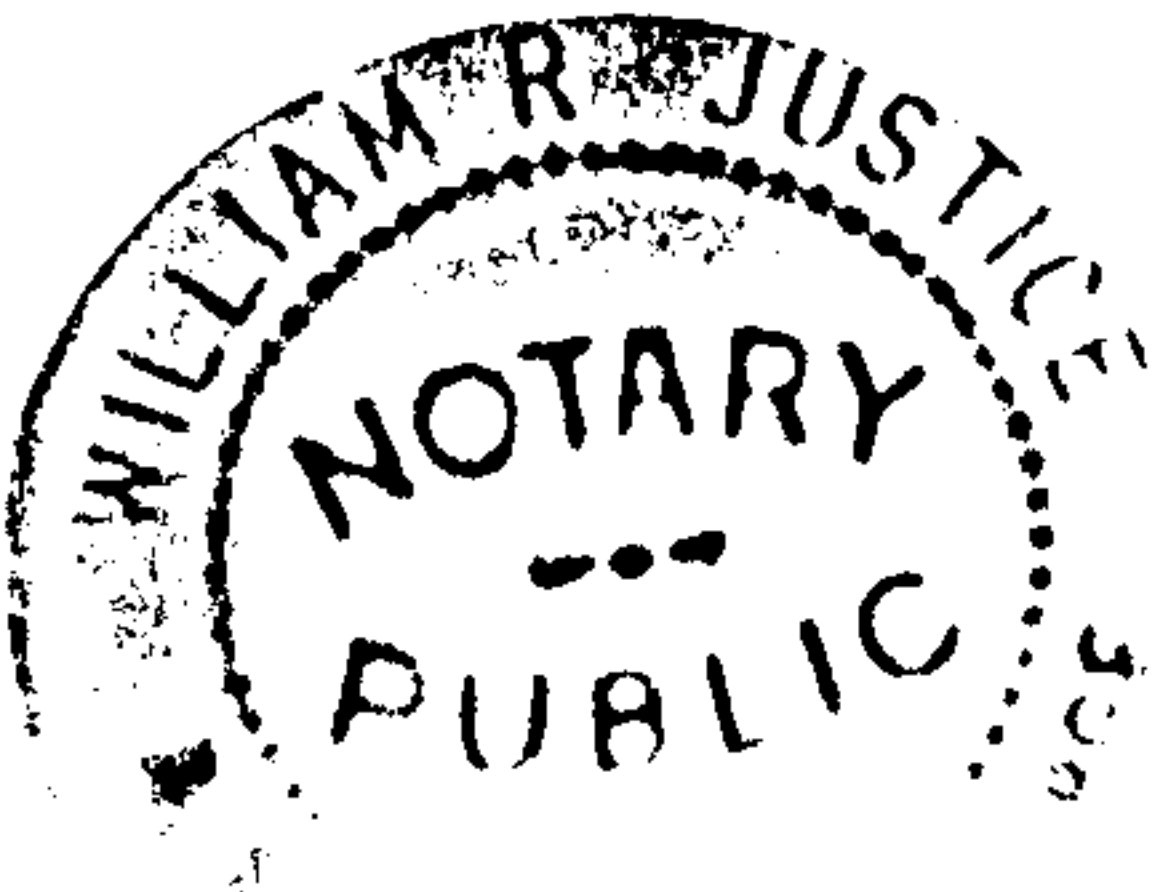

Sammy S. McEwen

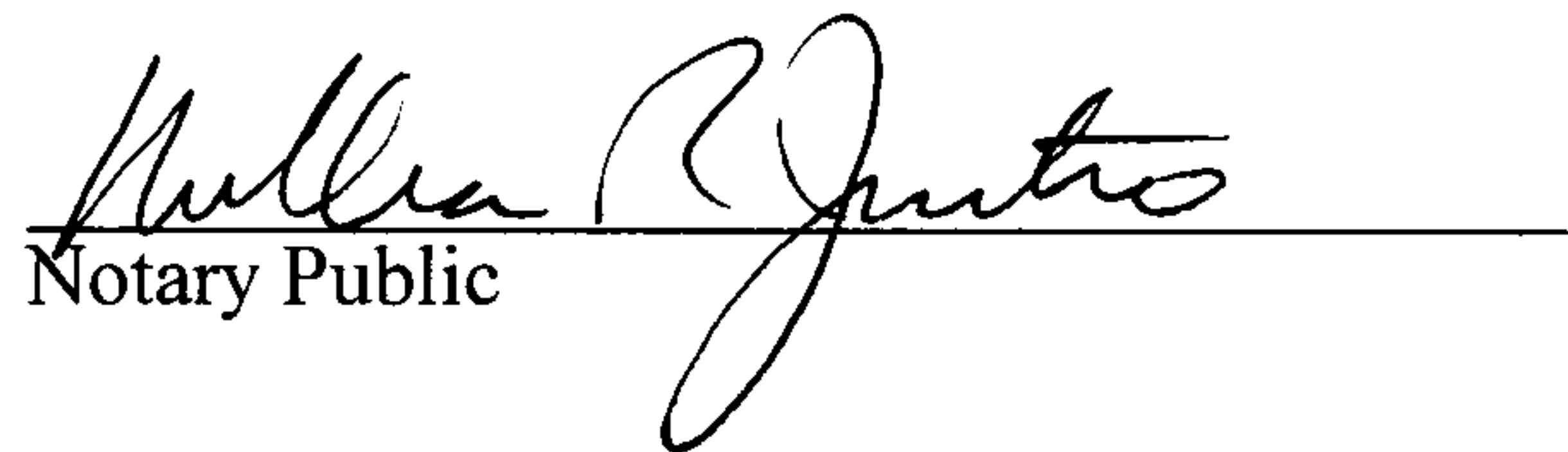
STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sammy S. McEwen, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of April, 2013.




Notary Public


20130416000155910 2/3 \$88.00
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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 : Sammy S. McEwen

Mailing Address P O Box 380

Wilsonville, AL 35186

Grantee's Name: Melissa McEwen

Mailing Address: 251 Farmingdale Road

Harpersville, L 35078

Property Address: Hwy 25 N
Wilsonville, AL 35186

Date of Sale 4/16/13

Total Purchase Price

\$

or

Actual Value

\$

or

Assessor's Market Value \$ 69,770.00

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

 X Other – Tax Assessor Records

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 4/16/13

Sign

(Grantor/Grantee/Owner/Agent) circle one

Print

Sammy S. McEwen

 Unattested

Melissa R. Justice
(Verified by)