


This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Martha Christian
11178 Chelsea Road
Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20130522000209170 1/2 \$58.50
Shelby Cnty Judge of Probate, AL
05/22/2013 09:38:31 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FORTY-TWO THOUSAND, FOUR HUNDRED DOLLARS and NO/100 (\$42,400.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Martha Christian, a single woman; Carl McAnnally, a single man; and James David McAnnally, a single man** grant, bargain, sell and convey unto **Martha Christian** the following described real estate, situated in: Shelby County, Alabama, to-wit:

Begin at the NE corner of the NW ¼ of the SE ¼ of Section 34, Township 19 South, Range 1 West; thence run West along the North line of said ¼ - ¼ Section a distance of 570.00 feet; thence turn an angle of 88 degrees 29 minutes 40 seconds to the left and run a distance of 300.00 feet; thence turn an angle of 91 degrees 30 minutes 20 seconds to the left and run a distance of 570.00 feet to the East line of said ¼ - ¼ Section; thence turn an angle of 88 degrees 29 minutes 40 seconds to the left and run North along the East line of said ¼ - ¼ Section a distance of 300.00 feet to the point of beginning. Situated in the NW ¼ of the SE ¼ of Section 34, Township 19 South, Range 1 West, Shelby County, and being the same tract as described in Deed Book 246, Page 652, and in Deed Book 259, Page 469, in Probate Office.

Situated in Shelby County, Alabama.

Subject to taxes for 2013 and subsequent years, restrictions, easements and rights of way of record.


The grantors herein constitute all of the heirs at law of Bert R. McAnnally and wife, Bonnie F. McAnnally, the grantees in that certain deed recorded in Deed Book 259, Page 469, in Probate Office.


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

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21st day of May, 2013.


Martha Christian


Carl McAnnally

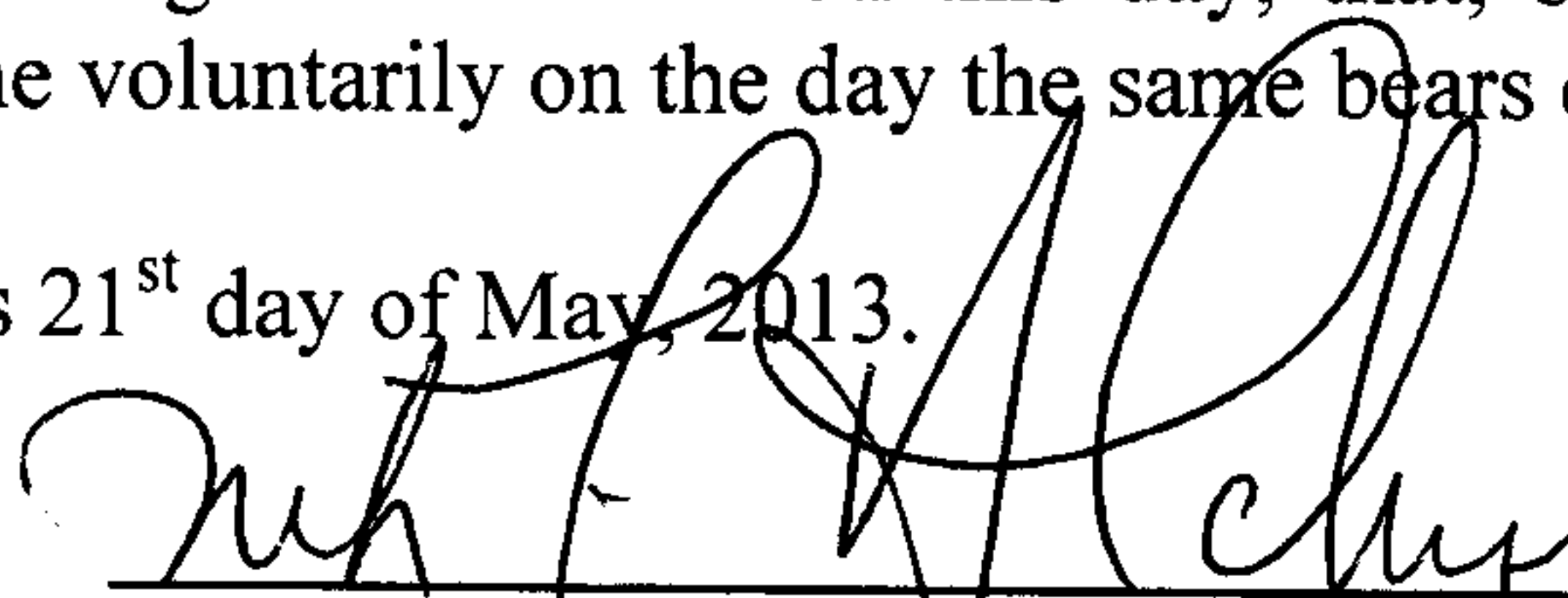

James David McAnnally

Shelby County, AL 05/22/2013
State of Alabama
Deed Tax: \$42.50

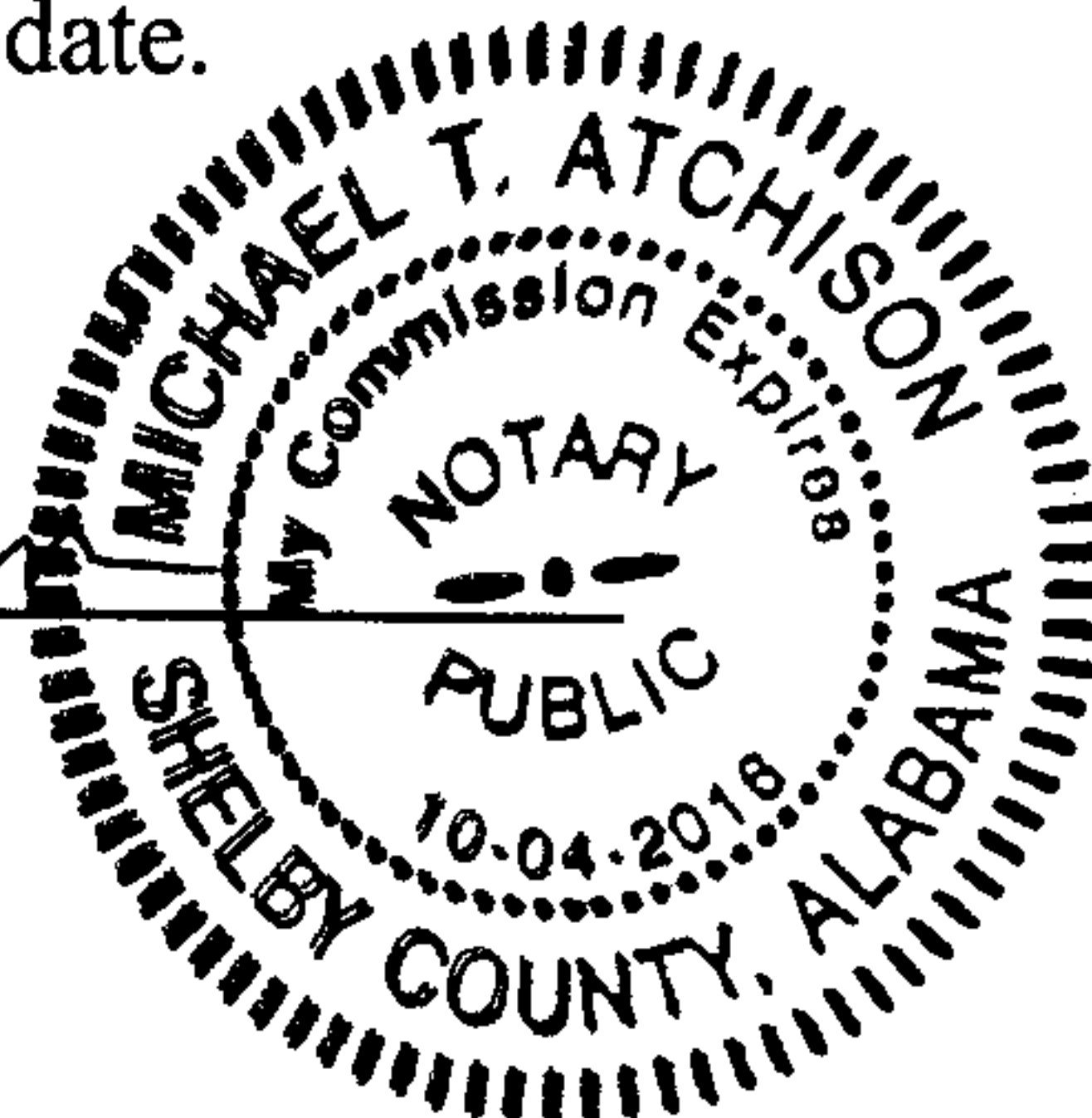
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Martha Christian, Carl McAnnally, and James David McAnnally, whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of May, 2013.


Notary Public

My Commission Expires: **10/4/16**



Real Estate Sales Validation Form

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

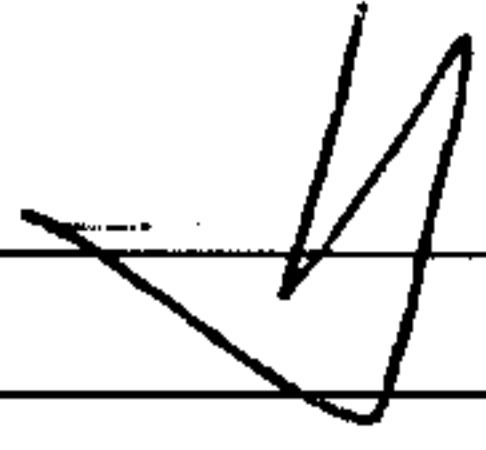
Grantor's Name
Mailing Address

Carl McNally
11169 Chelsea Rd
Chelsea Ala

Grantee's Name
Mailing Address

Martha Christian
11178 Chelsea Rd
Chelsea Ala

Property Address



Date of Sale
Total Purchase Price \$
Or
Actual Value \$
Or
Assessors Market Value \$

5-21-13
142,400

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).


Date

5-21-13

Print

Martha Christian

Unattested
(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one