

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Michael Blake Wydemon

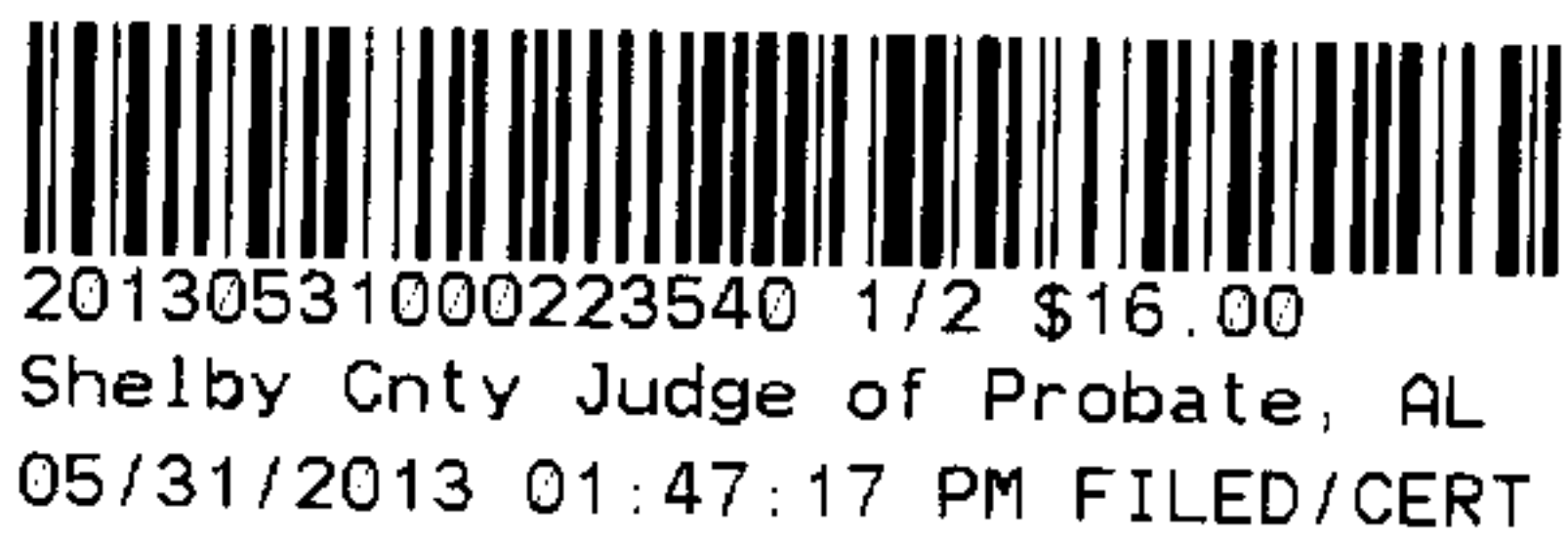
19750, Hwy 55 North Sterrett AL
35147

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SUMTER COUNTY



That in consideration of Thirty Thousand dollars and Zero cents (\$30,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Sherry Owens, a single woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Michael Blake Wydemon (herein referred to as grantee, whether one or more), the following described real estate, situated in Sumter County, Alabama, to-wit:

A parcel of land in the NW ¼ of Section 9, Township 19 South, Range 2 East, described as follows:
Begin at the Southwest corner of the NE ¼ of NW ¼ of Section 9, Township 19 South, Range 2 East; thence South 79 degrees East 845 feet to the Harpersville-Calcis Road; thence in a northerly direction 210 feet; thence North 79 degrees West to the intersection of West boundary line of said forty acres; thence South 210 feet to the starting point. Situated in Shelby County, Alabama.

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

\$35,000.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

Sherry Owens is the surviving grantee in Deed Book 279, Page 303 in the Probate Office, Shelby County, Alabama. The other grantee, James A. Owens, is deceased having died 27 Dec 2009.

TO HAVE AND 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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 24th day of May, 2013.

_____	(SEAL)	<u>Sherry Owens</u>	(SEAL)
_____	(SEAL)	_____	(SEAL)
_____	(SEAL)	_____	(SEAL)
		_____	(SEAL)

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Sherry Owens 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/she executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 24th day of May, 2013.

My Commission Expires: 10-4-16

[Signature]
Notary Public



Real Estate Sales Validation Form

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

Grantor's Name Sherry Owens
Mailing Address 101 Hwy 467
Vincent AL 35178

Grantee's Name Michael Blake Wydemon
Mailing Address 19750 Hwy 55 North
St Paul AL 35147

Property Address 101 Hwy 467
Vincent AL
35178

Date of Sale 5-24-13
Total Purchase Price \$ 30,000.00
Or
Actual Value \$ _____
Or
Assessors 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
☒ 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 5-24-13

☐ Unattested
(verified by)

Print Sherry Owens
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

