

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Joel D. Henderson
2120 Aaron Road
Pelham, AL 35124

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Twenty five thousand and no/100 (\$25,000.00)**, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Neil Walker, a married man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Joel D. Henderson** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County**, Alabama, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.

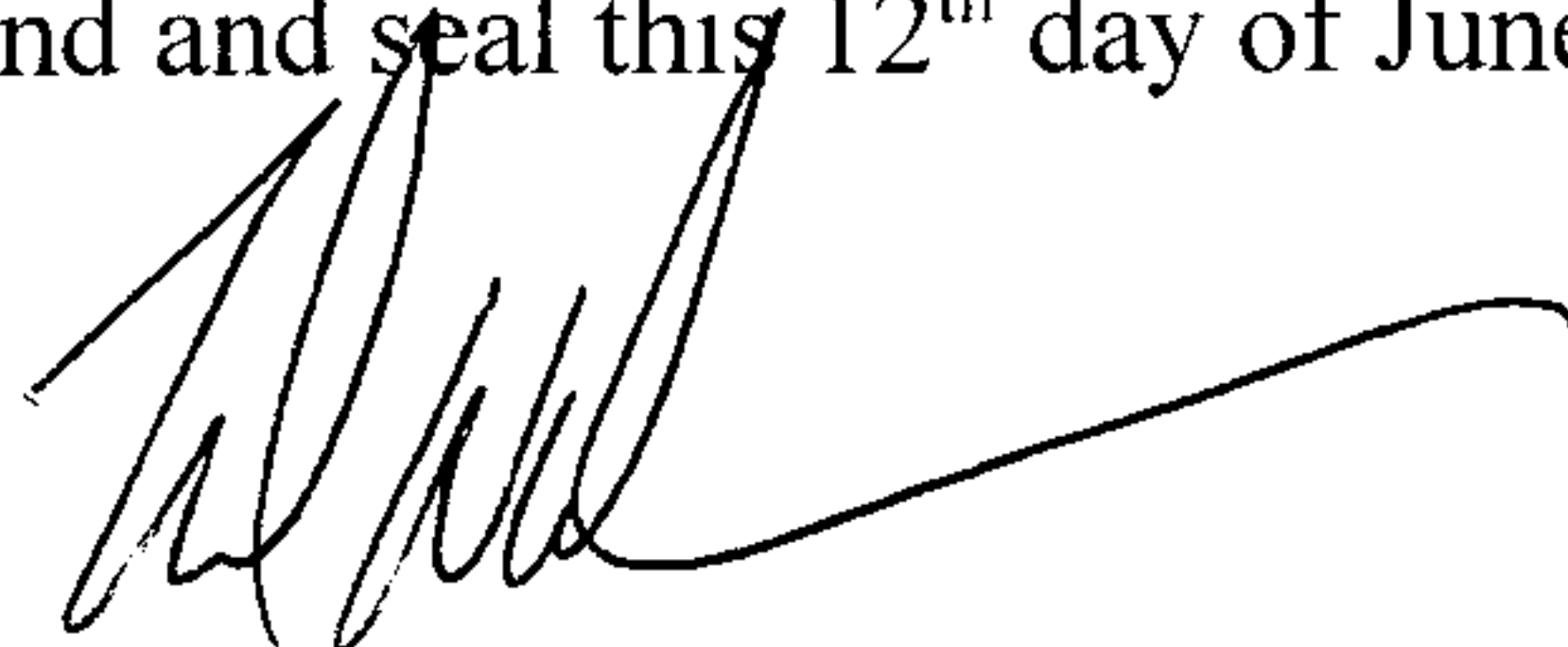
Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

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

In Witness Whereof, I have hereunto set my hand and seal this 12th day of June, 2013.



Neil Walker

STATE OF ALABAMA COUNTY OF SHELBY

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that **Neil Walker, a married man**, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 12th day of June, 2013.

KELLY B. FURGERSON
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 20, 2014



Notary Public
My Commission Expires: 10-20-2014


20130617000248460 1/3 \$43.00
Shelby Cnty Judge of Probate, AL
06/17/2013 01:50:20 PM FILED/CERT

Shelby County, AL 06/17/2013
State of Alabama
Deed Tax: \$25.00

EXHIBIT "A"

A parcel of land located in the Southeast quarter of the Northeast quarter of Section 21, Township 20 South, Range 3 West, Helena, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of the said Southeast quarter of the Northeast quarter of Section 21, Township 20 South, Range 3 West Shelby County, Alabama, said corner being a found 2 inch capped pipe; then go North along the East line of said quarter/quarter a distance of 649.89 feet to the Point of Beginning (P.O.B.) of the tract herein described, said point being a set 1/2 inch rebar; then continue on the last described course a distance of 111.07 feet to a found 1 inch rebar; then turn an angle to the left of 89 Degrees 44 Minutes 06 Seconds and run Westerly a distance of 436.19 feet to a found 1 inch rebar, then turn an angle to the left of 52 Degrees 27 Minutes 11 Seconds and run Southwesterly a distance of 334.93 feet to a set 1/2 inch rebar; thence turn an angle to the left of 141 Degrees 06 Minutes 03 Seconds and run Easterly a distance of 659.17 feet to the Point of Beginning.

EASEMENT: A 30 Foot wide easement and right-of-way located in the Southeast quarter of the Northeast quarter of Section 21, Township 20 South, Range 3 West, Helena, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of the said Southeast quarter of the Northeast quarter of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama, said corner being a found 2 inch capped pipe; then go North along the East line of said quarter/quarter a distance of 649.89 feet to the Point of Beginning (P.O.B.) of the easement herein described, said point being a set 1/2 inch rebar; then continue on the last described course a distance of 111.07 feet to a found 1 inch rebar; then turn an angle to the left of 89 Degrees 44 Minutes 06 Seconds and run Westerly a distance 30.00 feet, then turn an angle to the left of 90 Degrees 15 Minutes 54 Seconds and run South a distance of 118.30 feet; thence turn an angle to the left of 103 Degrees 17 Minutes 20 Seconds and run Northeasterly a distance of 30.82 feet to the Point of Beginning.
Situating in Shelby County, Alabama.


20130617000248460 2/3 \$43.00
Shelby Cnty Judge of Probate, AL
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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 Neil Walker
Mailing Address 274 Grandview Pkwy.
Maylene, AL 35114

Grantee's Name Joey D. Henderson
Mailing Address 2120 Aaron Road
Pelham, AL 35124

Property Address 832 King St.
Helena, AL 35080

Date of Sale 06/12/2013
Total Purchase Price \$ 25,000.00

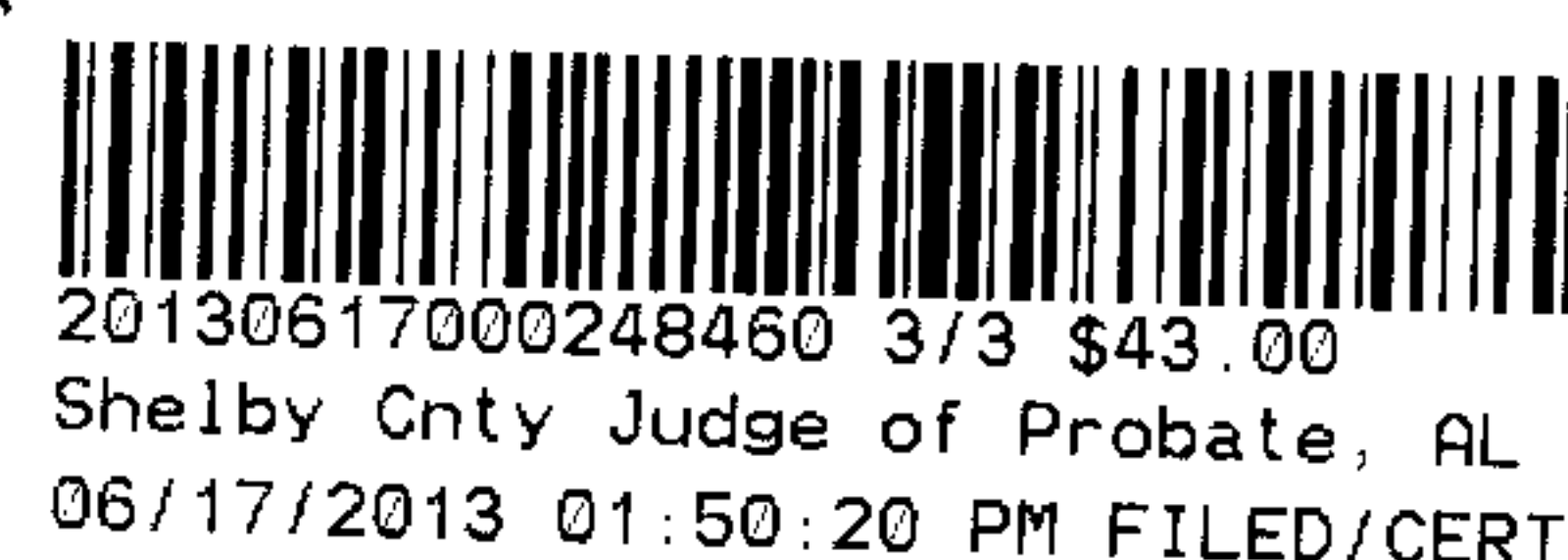
or
Actual Value \$ _____

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
☒ 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 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 6/12/13

Print Kelly B. Furgerson

Unattested
(verified by)

Sign Kelly B. Furgerson
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1