

PREPARED WITHOUT BENEFIT OF SURVEY OR TITLE WORK

This instrument prepared by:

William T. Harrison, Sr.
Attorney at Law
106 S. Main Street
Post Office Box 902
Columbiana, Alabama 35051

Send Tax Notice To:

Henry W. Donald
184 Brook Lane
Leeds, Alabama 35094


20130620000253600 1/7 \$140.00
Shelby Cnty Judge of Probate, AL
06/20/2013 12:46:53 PM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **ONE HUNDRED FIVE THOUSAND & 00/100 Dollars (\$105,000.00)** to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, **Earl C. Duke**, a single man; **Sherry L. Hill** and husband **James Hill**; **Michael J. Hill** and wife **Alisa Hill**; and **Kristinna Morgan Dennis** and husband **Shane Dennis**, do hereby grant, bargain, sell and convey unto **Henry W. Donald**, and wife, **Leslie W. Donald**, as joint tenants with the right of survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

Commence at the Southeast corner of the SW 1/4 of the SE 1/4 of Section 13, Township 18 South, Range 1 West and run Westwardly along the South line of said 1/4 - 1/4 a distance of 10.0 feet to the point of beginning; Thence continue westwardly along the South line of said 1/4 - 1/4 a distance of 1,134.48 feet to a point on the South right-of-way line of Shelby County Highway No. 41; Thence right 145 degrees, 39 minutes, 15 seconds along the chord of a curve to the right a distance of 486.18 feet; Thence right 4 degrees, 52 minutes, a distance of 207.88 feet; Thence right 63 degrees, 17 minutes, 15 seconds a distance of 676.50 feet to the point of beginning herein described.

Said real estate is not Homestead property.

Shelby County, AL 06/20/2013
State of Alabama
Deed Tax: \$105.00

TO HAVE AND TO HOLD to the said Henry W. Donald and wife, Leslie W. Donald, as joint tenants with the right of survivorship, their heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunder set our hands and seal, this the 24th day of May, 2013.

Earl C. Duke
Earl C. Duke, Grantor

Sherry L. Hill
Sherry L. Hill, Grantor

Michael J. Hill
Michael J. Hill, Grantor

James Hill
James Hill, Grantor

Alisa Hill
Alisa Hill, Grantor

Kristinna Morgan Dennis
Kristinna Morgan Dennis, Grantor

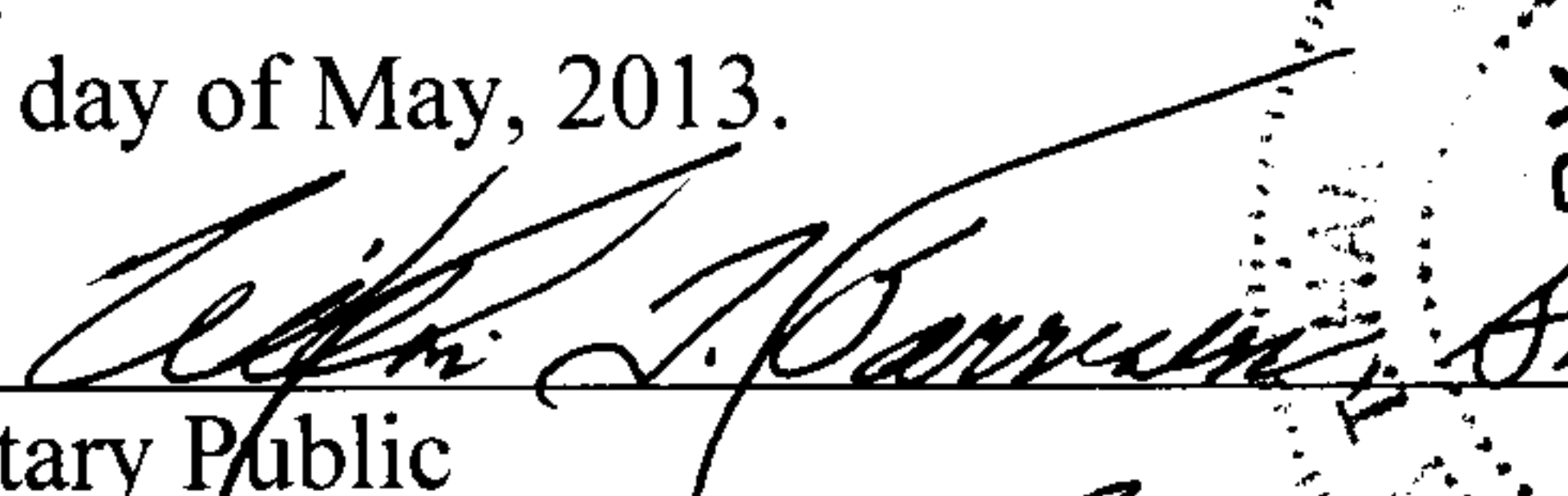
Shane Dennis
Shane Dennis, Grantor

STATE OF ALABAMA
SHELBY COUNTY

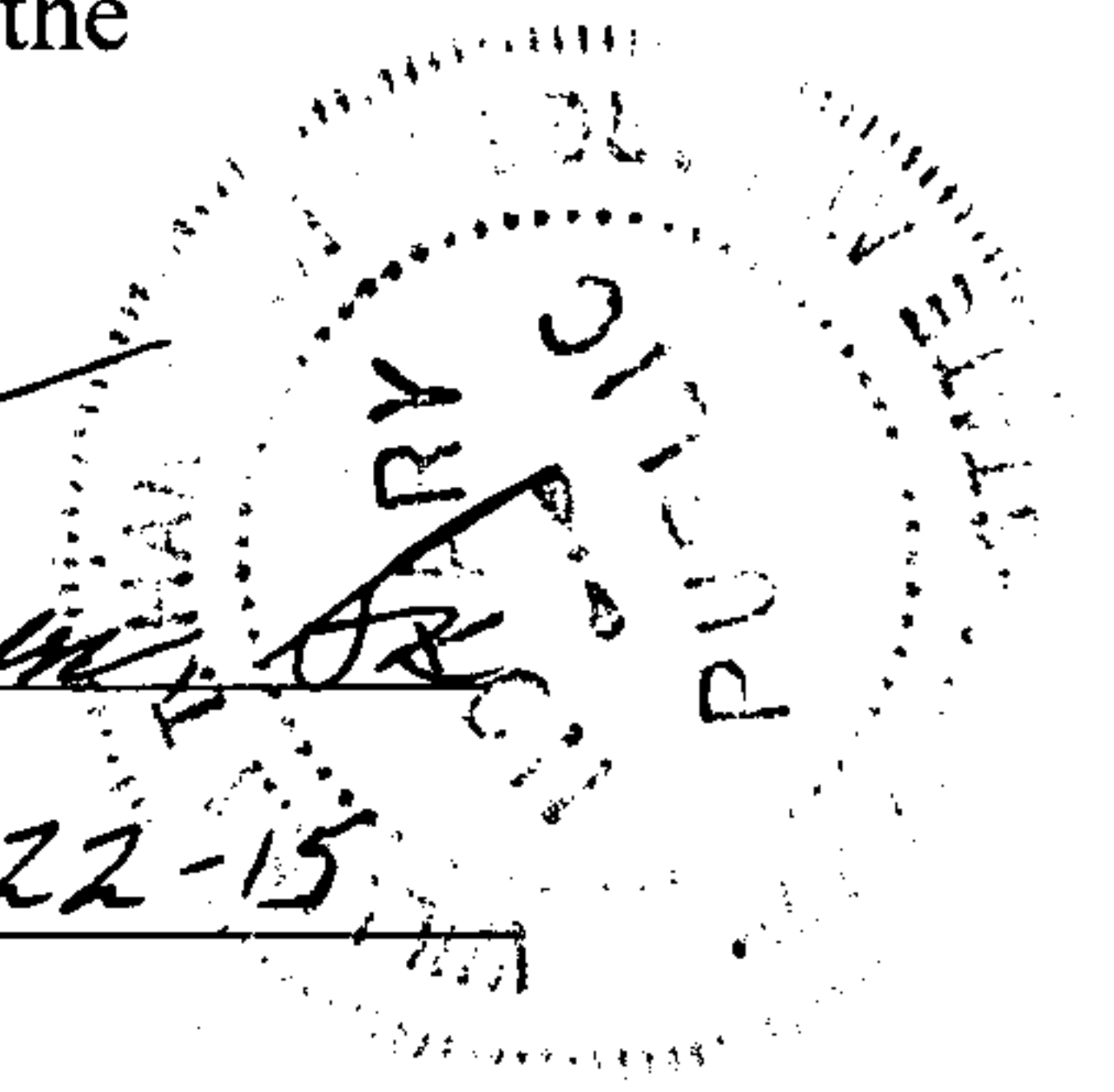
ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Earl C. Duke**, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of May, 2013.


Notary Public

My Commission Expires: 9-22-15



STATE OF ALABAMA
SHELBY COUNTY

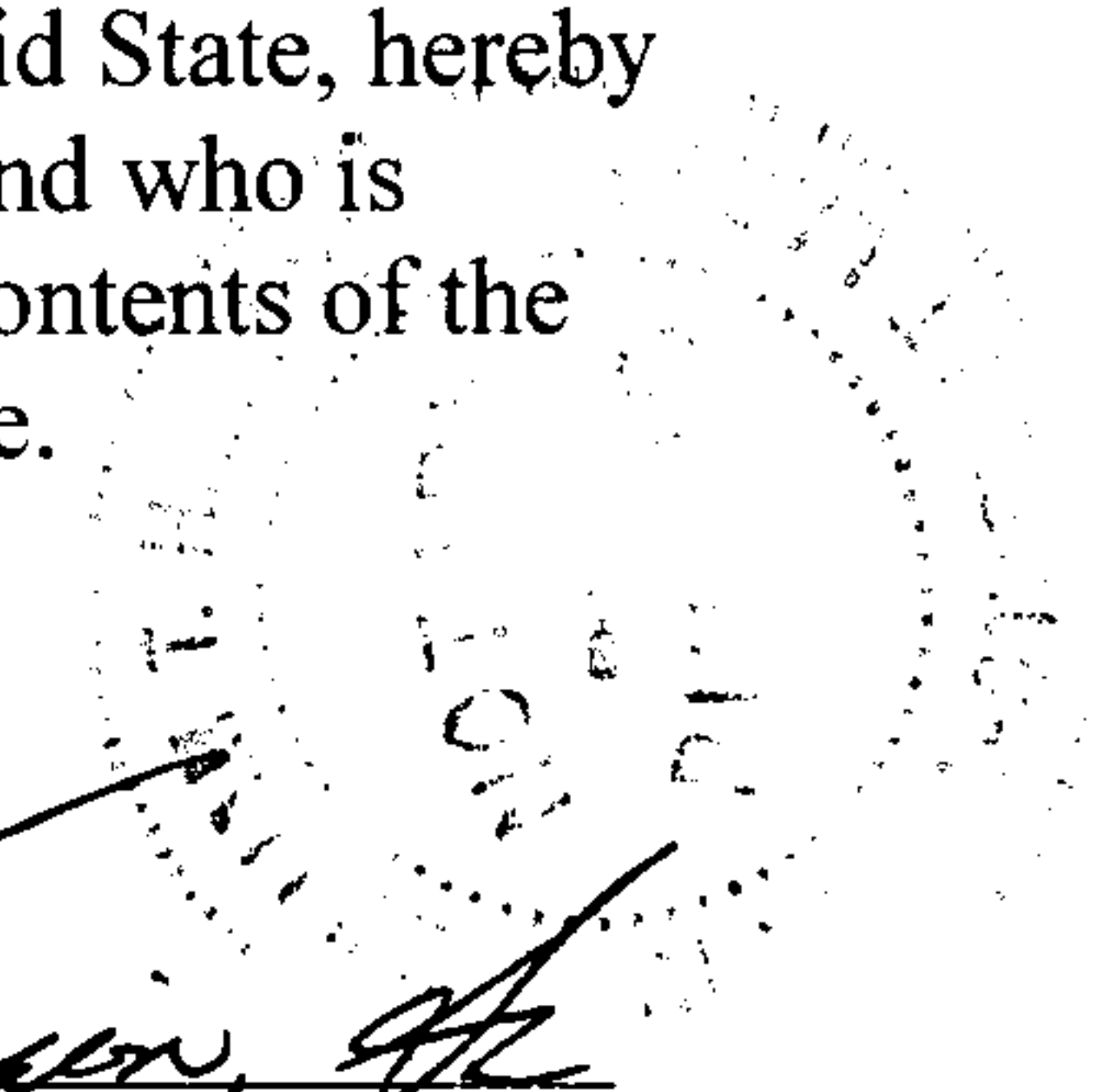
ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Sherry L. Hill**, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of May, 2013.


Notary Public

My Commission Expires: 9-22-15

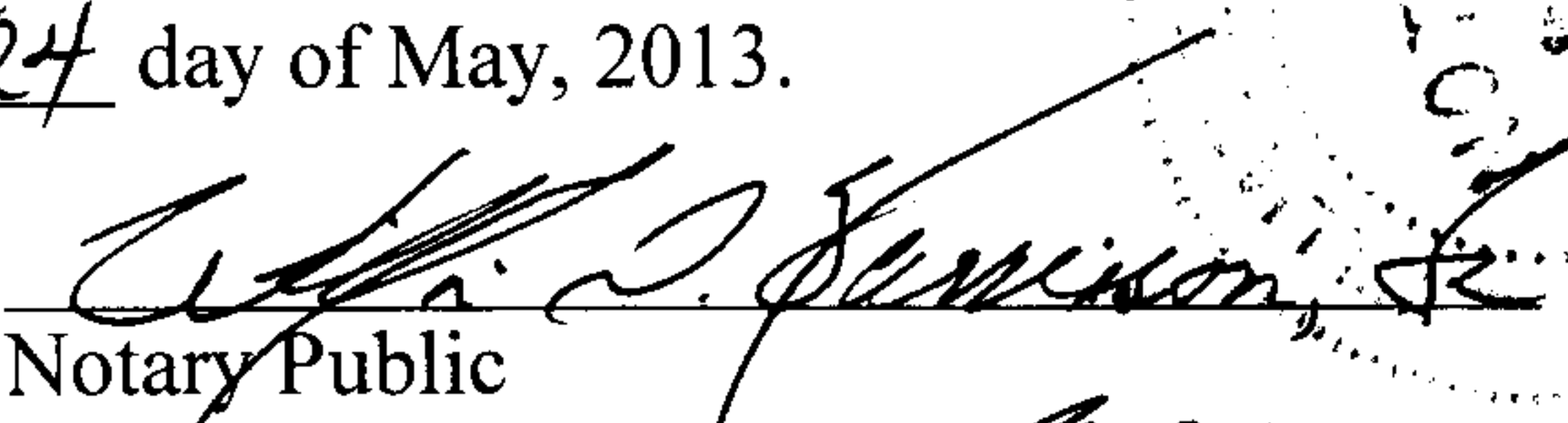


STATE OF ALABAMA
SHELBY COUNTY

ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Michael J. Hill**, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of May, 2013.


Notary Public

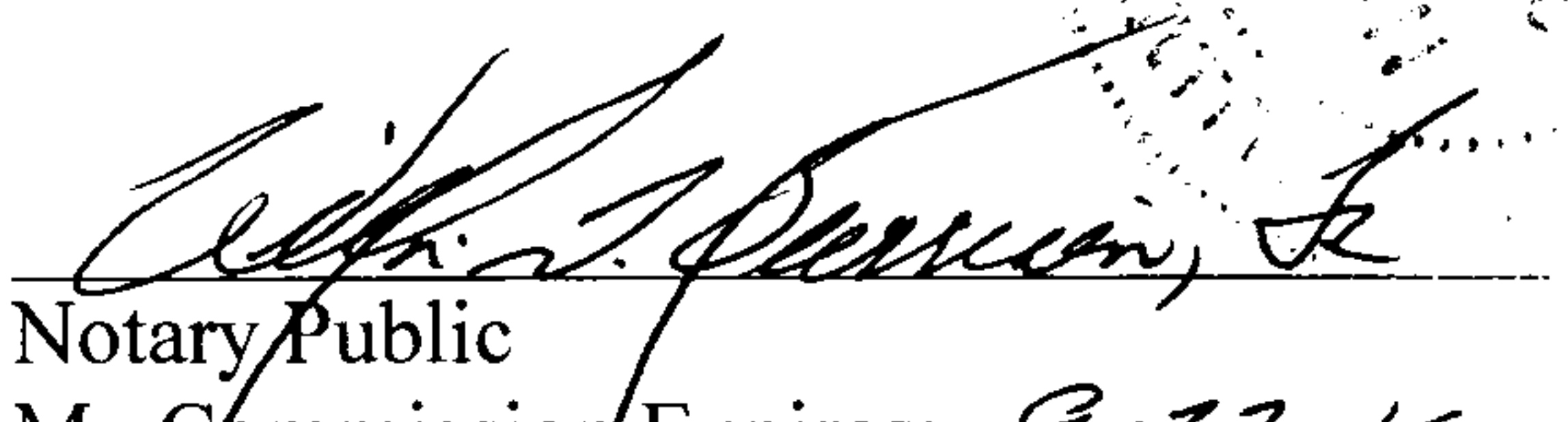
My Commission Expires: 9-22-15

STATE OF ALABAMA
SHELBY COUNTY

ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **James Hill**, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of May, 2013.


Notary Public

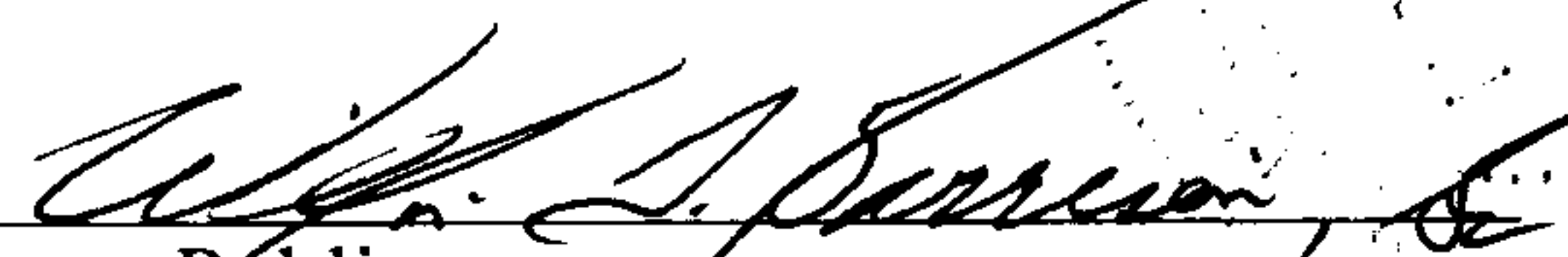
My Commission Expires: 9-22-15

STATE OF ALABAMA
SHELBY COUNTY

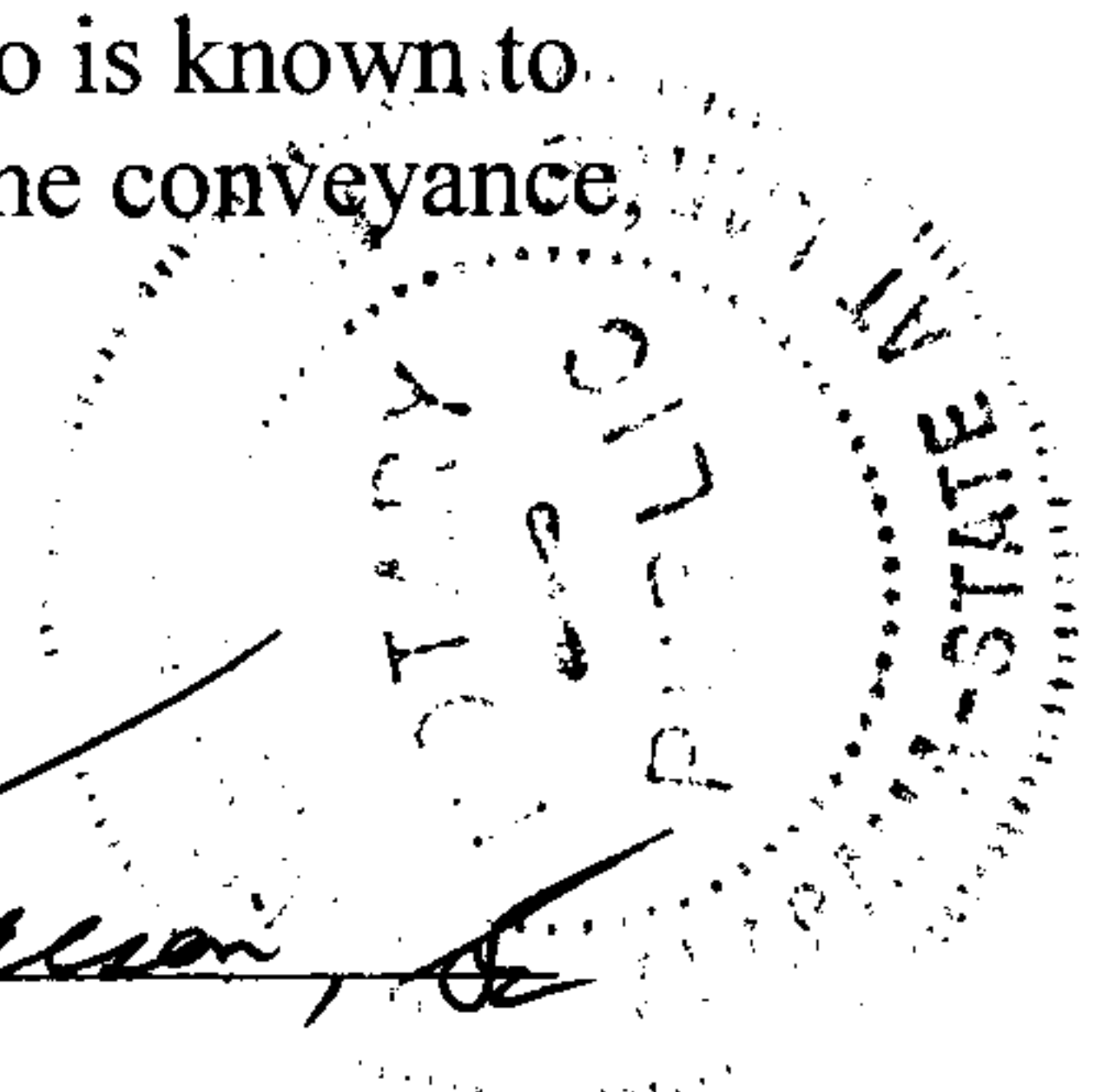
ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Alisa Hill**, 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 has executed the same voluntarily on the day the same bears date.

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


Notary Public

My Commission Expires: 9-22-15

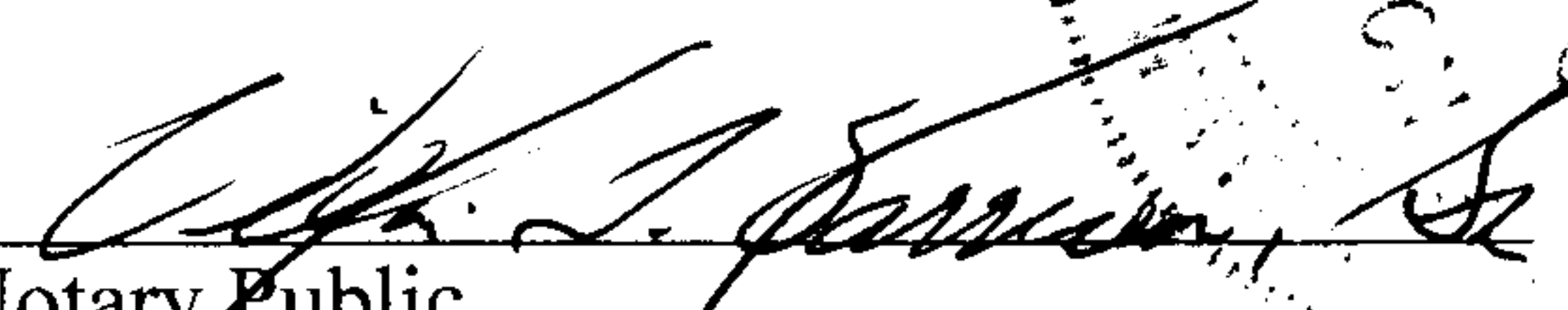


STATE OF ALABAMA
SHELBY COUNTY

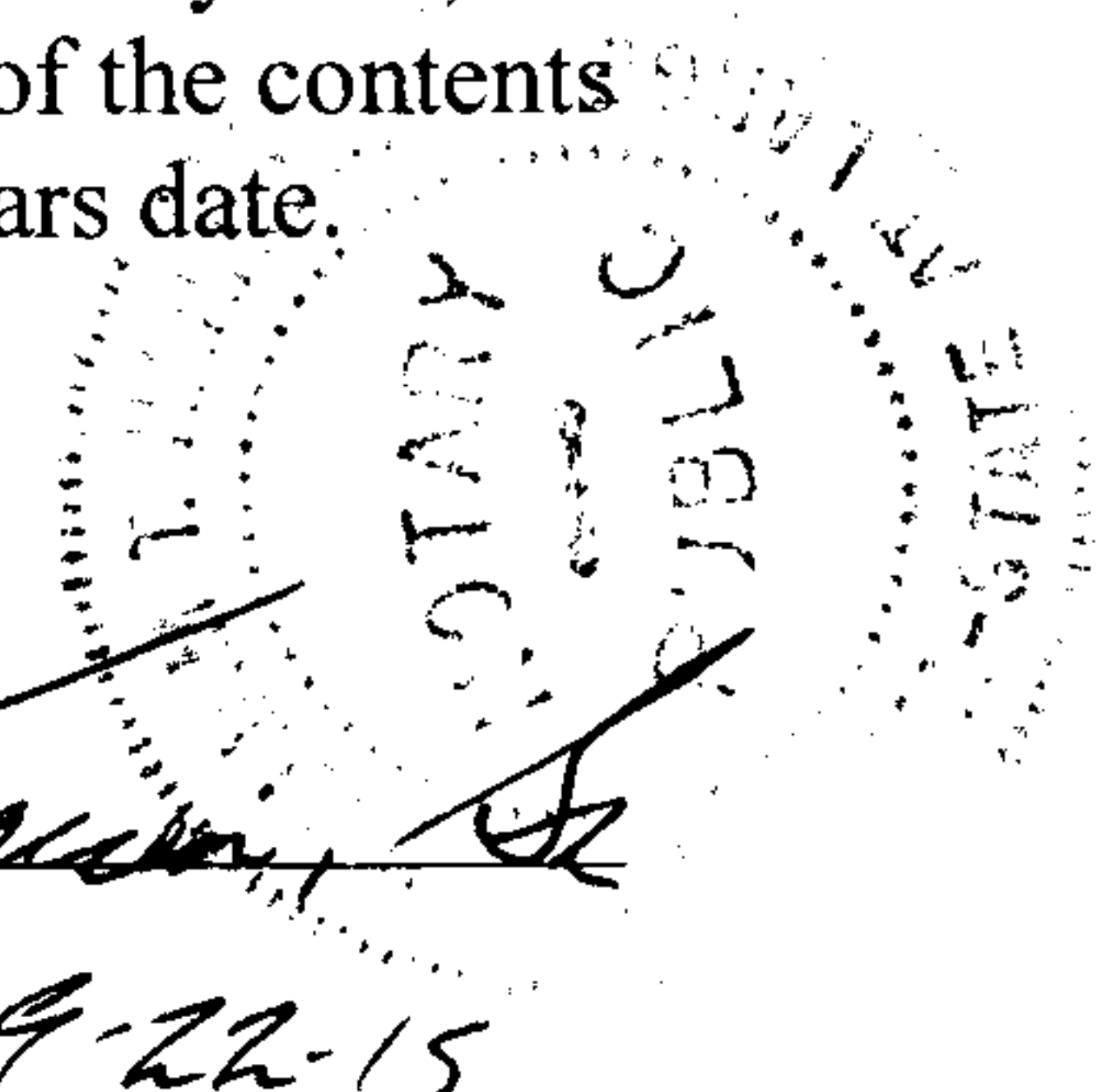
ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kristinna Morgan Dennis**, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of May, 2013.


Notary Public

My Commission Expires: 9-22-15

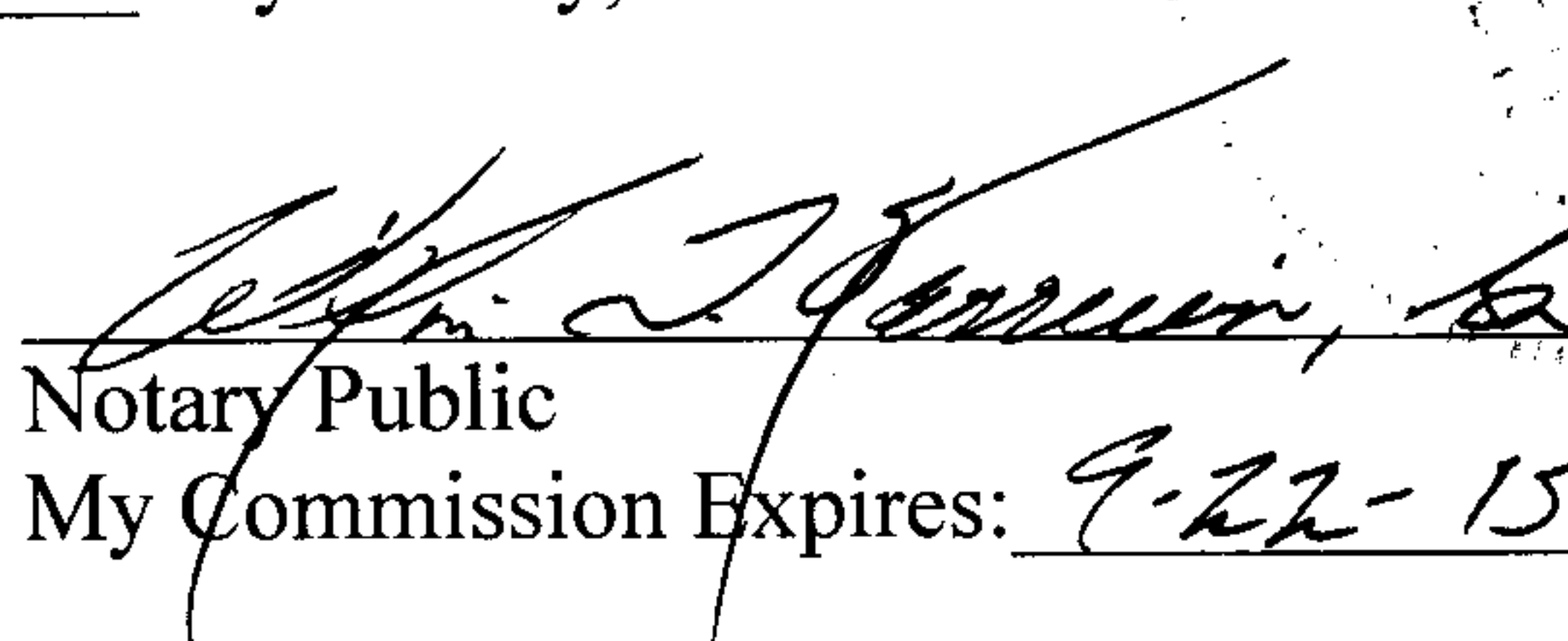


STATE OF ALABAMA
SHELBY COUNTY

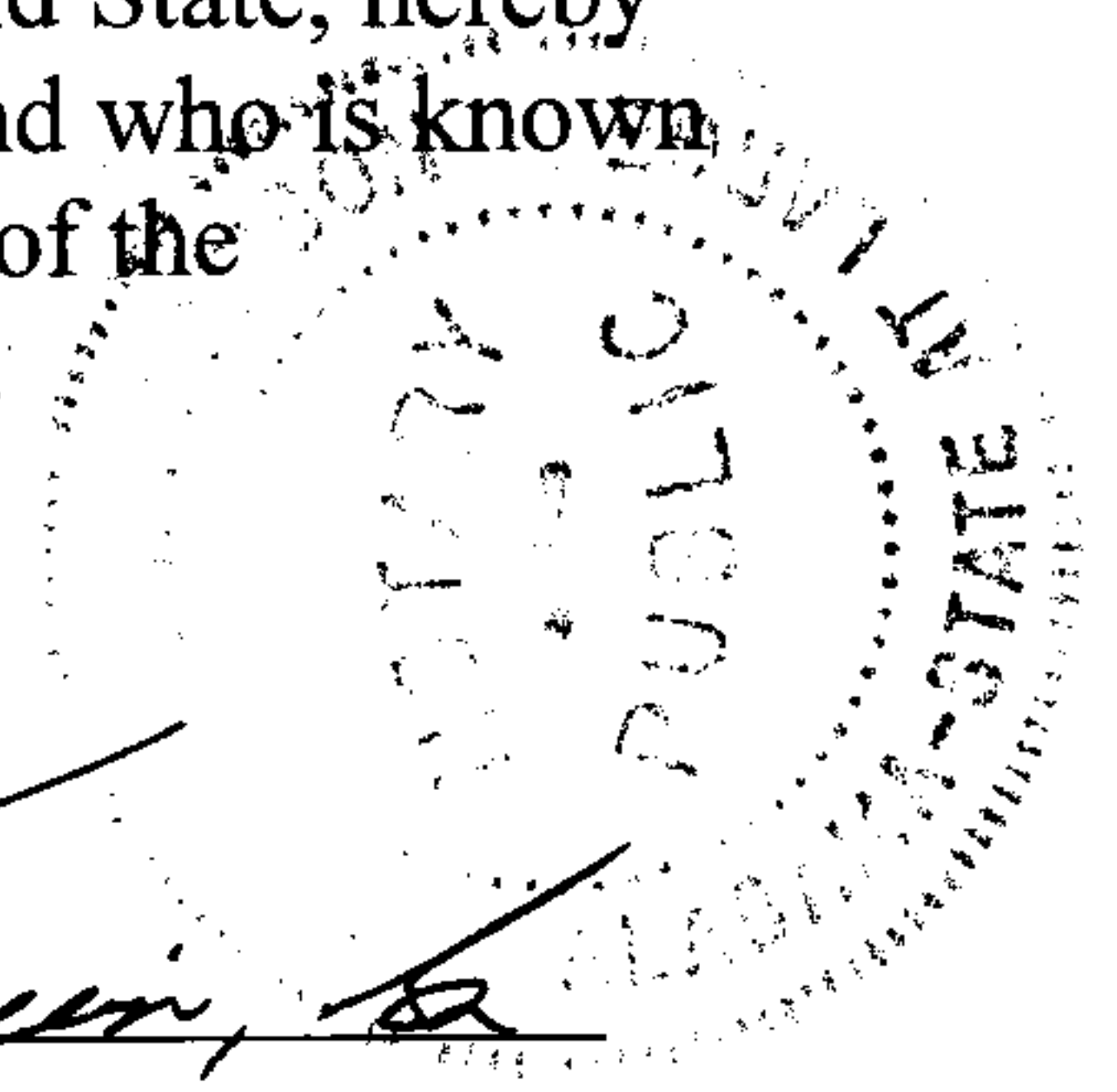
ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Shane Dennis**, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of May, 2013.


Notary Public

My Commission Expires: 9-22-15



Real Estate Sales Validation Form

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

Grantor's Name James Hill, Michael J. Hill, Grantee's Name Henry W. Donald and
Mailing Address Alisa Hill, Kristinna Morgan Mailing Address Lselie W. Donald
Dennis, Shane Dennis 184 Brook Lane
1636 Rock School Road Leeds, AL 35094
Harpersville, AL 35078
Property Address Metes and bounds Date of Sale 6/17/13
Total Purchase Price \$ 105,000.00
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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

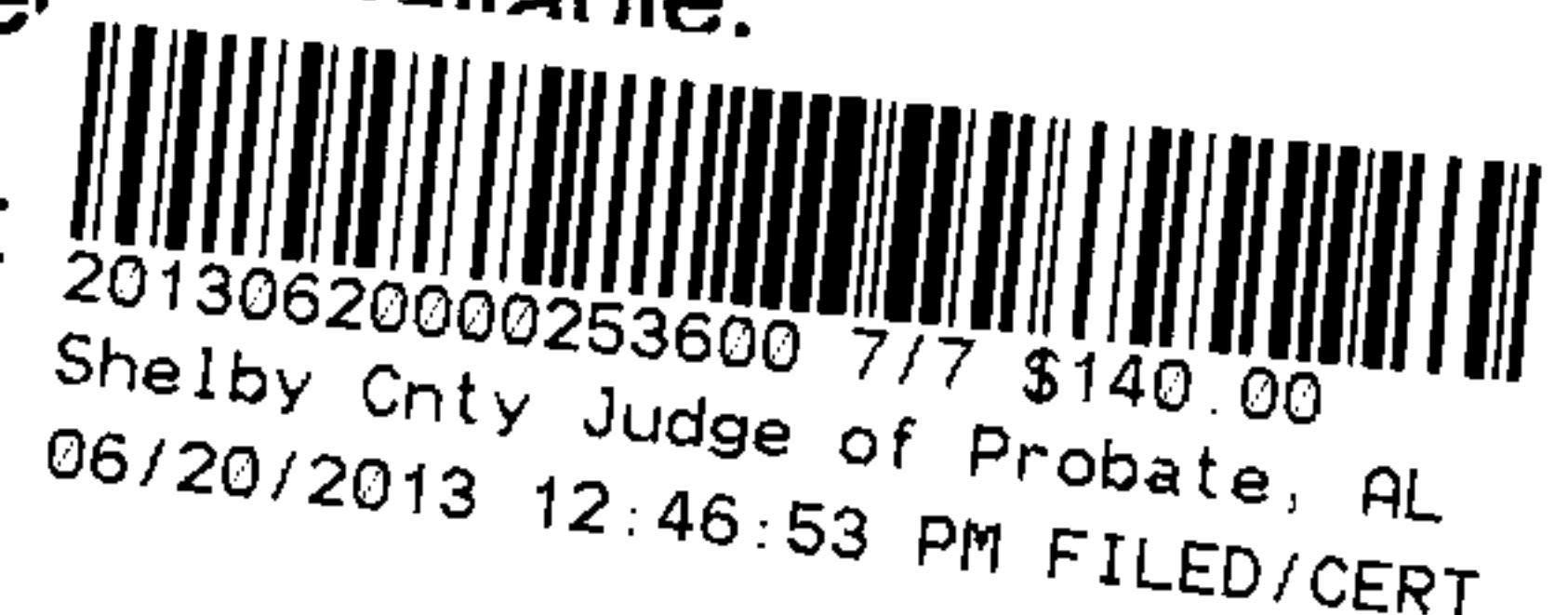
Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

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 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 _____ Print Clayton T. Sweeney, Attorney

____ Unattested _____ Sign _____
(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

CLAYTON T. SWEENEY, ATTORNEY AT LAW