

VALUE: _____

SEND TAX NOTICE TO:

Melissa D. Thompson

208 Stonegate Trail

Wetumpka, AL 36093

This instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollar (\$1.00) and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantee herein, and settlement of the Estate of Johnnie W. Thompson, the receipt whereof is acknowledged, we, **Joyce N. Thompson**, widow of Johnnie W. Thompson, deceased; **Darlene Stapleton**, a married woman; **Denise Yessick**, a married woman; **Melissa D. Thompson**, a married woman; and **Darian Thompson**, a single man (herein referred to as Grantors), grant, bargain, sell, and convey unto **Melissa D. Thompson** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land in the Southeast Quarter of the Southwest Quarter of Section 22, Township 21 South, Range 3 West, being the same land described in a deed to Johnnie William Thompson, recorded in Instrument Number 1998-14732, of the real property records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Parcel A:

Commencing at the Southeast corner of the Southeast Quarter of the Southwest Quarter of said Section 22;

Thence N 01° 19' 32" W, along the East line of said Sixteenth Section, a distance of 900.00 feet to a 1/2" crimped pipe, found;

Thence N 89° 49' 32" W, a distance of 164.98 feet to a 1/2" crimped pipe, found;

Thence N 01° 16' 33" W, a distance of 115.01 feet, to an iron, found with a cap stamped Robert Blain, at the Point of Beginning;

Thence N 01° 11' 46" W, a distance of 89.70 feet to a 1/2" rebar, set;

Thence N 88° 48' 30" W, a distance of 164.31 feet to a 1/2" rebar, set on the East right-of-way of Oak Hills Lane;

Thence S 00° 46' 23" E, along the East right-of-way of Oak Hills Lane, a distance of 92.21 feet to an iron, found with a cap stamped B. Blain;


Thence S 89° 41' 19" E, a distance of 165.00 feet to the Point of Beginning. The herein described parcel contains 0.344 acres of land.

Parcel B:

Commencing at the Southeast corner of the Southeast Quarter of the Southwest Quarter of said Section 22;

Thence N 01° 19' 32" W, along the East line of said Sixteenth Section, a distance of 900.00 feet to a 1/2" crimped pipe, found;

Thence N 89° 49' 32" W, a distance of 164.98 feet to a 1/2" crimped pipe, found;


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Thence N 01° 16' 33" W, a distance of 115.01 feet, to an iron, found with a cap stamped Robert Blain;

Thence N 01° 11' 46" W, a distance of 89.70 feet to a 1/2" rebar, set at the Point of Beginning.

Thence N 01° 11' 46" W, a distance of 89.70 feet to a 1/2" rebar, set at on the South right-of-way of County Highway No. 80;

Thence along a curve, to the right, in said right-of-way, having a radius of 1950.10 feet and a chord bearing of N 88° 04' 09" W, an arc length of 165.25 feet to a 1/2" crimped pipe, found on the East right-of-way of Oak Hills Lane;

Thence S 01° 37' 41" E, a distance of 92.06 feet to a 1/2" rebar, set on the East right-of-way of Oak Hills Lane;

Thence S 88° 48' 30" E, a distance of 164.41 feet to the Point of Beginning. The herein described parcel contains 0.340 acres of land.

According to the survey of Sid Wheeler, Registered Professional Land Surveyor No. 16165, dated March 17, 2005.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

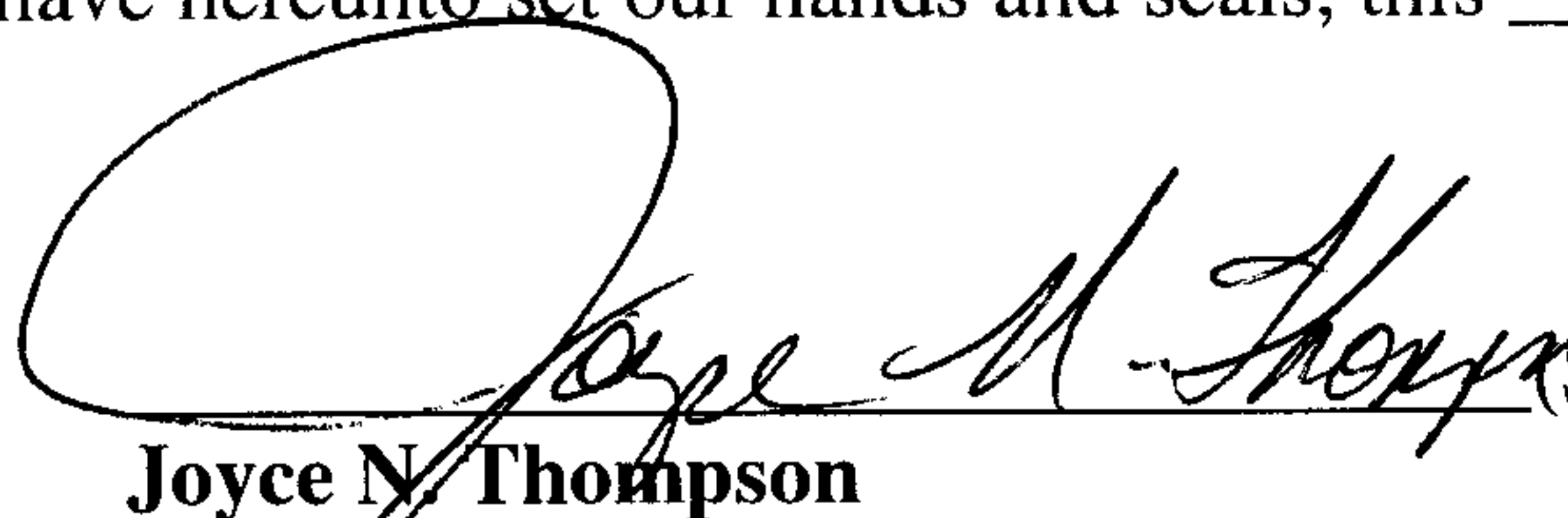
The above described property constitutes no part of the homestead of any of Grantors except for the Grantor Joyce N. Thompson.


The Grantors constitute all of the heirs at law of Johnnie W. Thompson, deceased, who died March 20, 2005, a resident of Shelby County, Alabama, and who has had no Will admitted to Probate.

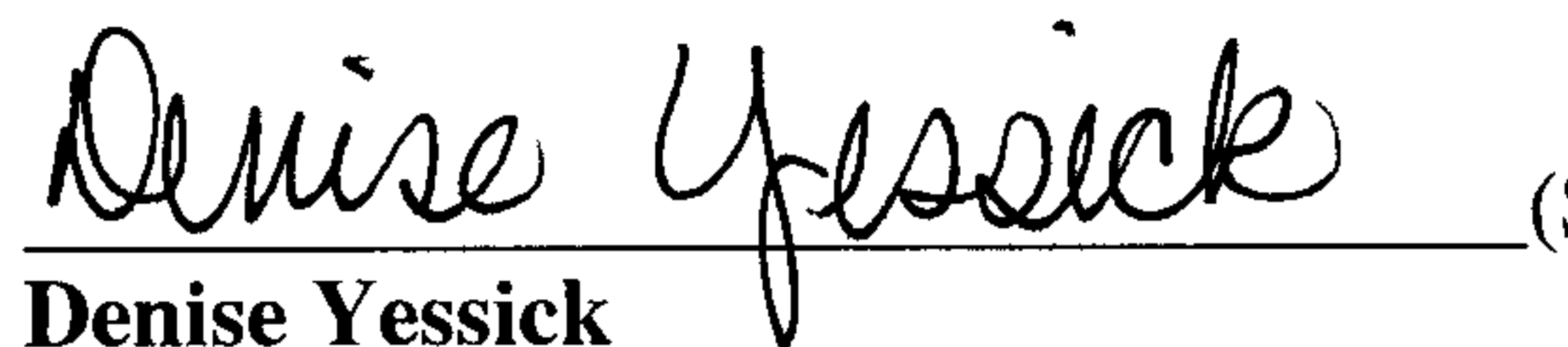
TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

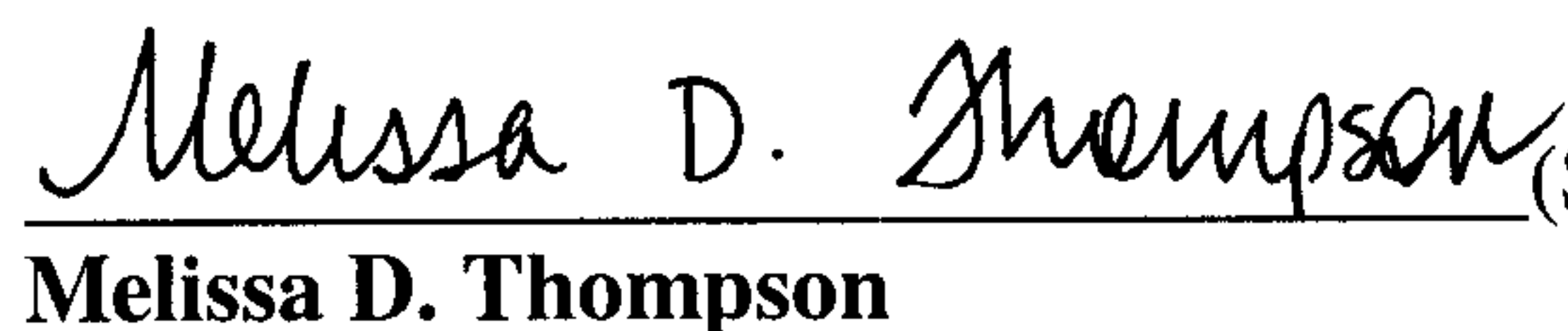
And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey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


IN WITNESS WHEREOF, we have hereunto set our hands and seals, this ____ day of _____, 200__.

 (SEAL)
Joyce N. Thompson

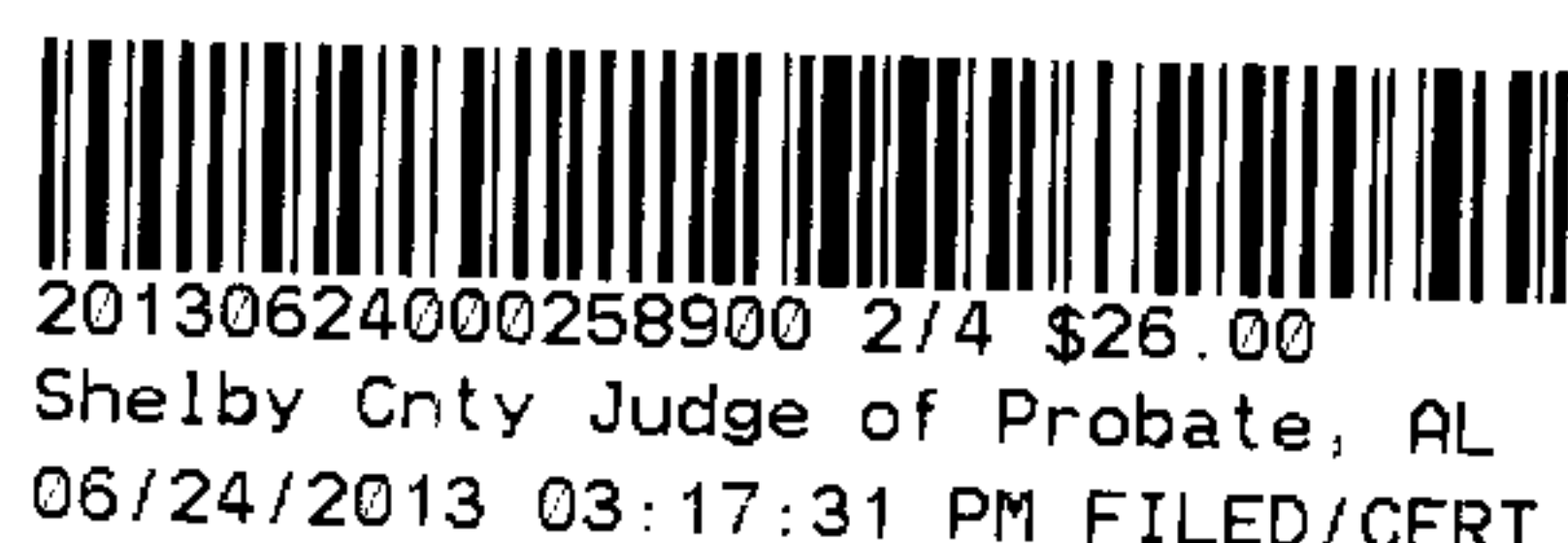
 (SEAL)
Darlene Stapleton

 (SEAL)
Denise Yessick

 (SEAL)
Melissa D. Thompson

 (SEAL)
Darian Thompson

[ACKNOWLEDGMENTS ON FOLLOWING PAGE]



STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Joyce N. Thompson**, widow of Johnnie W. Thompson, deceased, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of January, 2009.

Carol S. Darrenkamp
Notary Public

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Darlene Stapleton**, a married woman, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of January, 2009.

Ruth Botwin
Notary Public

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Denise Yessick**, a married woman, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of January, 2009.

Ruth Botwin
Notary Public

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Melissa D. Thompson**, a married woman, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of January, 2009.


Ruth Botwin
Notary Public

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Darian Thompson**, a single 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of January, 2009.

Carol S. Darrenkamp
Notary Public


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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 Joyce Thompson
Mailing Address 970 Mission Hills
Montevallo, AL 35115

Grantee's Name Melissa D. Thompson
Mailing Address 73 ELKMONT Way
Wetumpka, AL 36093

Property Address undeveloped lot

Date of Sale 12/19/2009

Total Purchase Price \$ 0

or

Actual Value

\$

or

Assessor's Market Value \$ 22,000.



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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 Will

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 6/24/2013

Print Melissa D Thompson

☒ Unattested Karen Nelson
(verified by)

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