

1305236

This Instrument was Prepared by:
Shannon E. Price
P. O. Box 19144
Birmingham, AL 35219

Send Tax Notice To: Trevor W. Raia
159 Dyer Road
Harpersville, AL 35078

20130701000269810 1/3 \$198.00
Shelby Cnty Judge of Probate, AL
07/01/2013 02:31:23 PM FILED/CERT

WARRANTY DEED

Shelby County, AL 07/01/2013
State of Alabama
Deed Tax:\$180.00

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **One Hundred Eighty Thousand Dollars and No Cents (\$180,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Thomas Albert Chatham II, an unmarried man, whose mailing address is P. O. Bo 120, Harpersville, AL 35078** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Trevor W. Raia, an unmarried man, whose mailing address is 159 Dyer Road, Harpersville, AL 35078** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 159 Dyer Road, Harpersville, AL 35078**; to wit;

A PART OF THE SW ¼ OF THE NE ¼ OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 2 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SW ¼ OF THE NE ¼ OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 2 EAST; THENCE PROCEED NORTH 0 DEG. 36 MIN. 30 SEC. EAST ALONG THE WEST BOUNDARY OF SAID ¼-¼ SECTION LINE FOR A DISTANCE OF 270.46 FEET; THENCE PROCEED SOUTH 89 DEG. 08 MIN. 11 SEC. EAST 524.47 FEET TO A ½ CAPPED REBAR SET (AL. REG. NO. 10559), SAID POINT BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; THENCE FROM SAID POINT OF BEGINNING CONTINUE ALONG THE AFOREMENTIONED COURSE SOUTH 89 DEG. 08 MIN. 11 SEC. EAST 466.88 FEET TO A ½" IRON PIPE FOUND ON A BARBED WIRE FENCE AND HEDGE ROW; THENCE PROCEED NORTH 10 DEG. 12 MIN. 10 SEC. EAST ALONG SAID FENCE AND HEDGE ROW FOR A DISTANCE OF 242.35 FEET TO A ½" IRON PIPE FOUND, SAID POINT IS ON THE SOUTH SIDE OF A GRAVEL ROAD; THENCE PROCEED NORTH 83 DEG. 00 MIN, 54 SEC. WEST ALONG THE SOUTH SIDE OF SAID ROAD FOR A DISTANCE OF 513.57 FEET TO A 1/2" CAPPED REBAR SET (AL. REG. NO. 10559); THENCE PROCEED SOUTH FOR A DISTANCE OF 293.92 FEET, BACK TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND IS LOCATED IN THE SW ¼ OF THE NE ¼ OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 2 EAST.

ALSO THE FOLLOWING EASEMENT FOR INGRESS/EGRESS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTH ½ OF THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 86 DEGREES 06 MINUTES 50 SECONDS EAST A DISTANCE OF 938.00 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE SOUTH ½ OF SAID SECTION; THENCE NORTH 13 DEGREES 57 MINUTES 30 SECONDS EAST A DISTANCE OF 518.62 FEET TO A 5/8" REBAR IN CONCRETE; THENCE NORTH 80 DEGREES 24 MINUTES 29 SECONDS WEST A DISTANCE OF 182.43 FEET TO A POINT; THENCE NORTH 15 DEGREES 17 MINUTES 00 SECONDS EAST A DISTANCE OF 10.00 FEET TO THE CENTERLINE OF A 20' ACCESS EASEMENT, SAID POINT BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED 20' EASEMENT; THENCE FOLLOWING THE CENTERLINE OF SAID EASEMENT THE FOLLOWING COURSES: SOUTH 80 DEGREES 24 MINUTES 29 SECONDS EAST A DISTANCE OF 181.23 FEET TO A POINT; THENCE SOUTH 82 DEGREES 44 MINUTES 47 SECONDS EAST A DISTANCE OF 109.99 FEET TO A POINT; THENCE SOUTH 83 DEGREES 16 MINUTES 04 SECONDS WEST A DISTANCE OF 201.15 FEET TO A POINT; THENCE SOUTH 82 DEGREES 46 MINUTES 10 SECONDS EAST A DISTANCE OF 312.20 FEET TO A POINT ON THE WEST BOUNDARY OF HIGHWAY 83 (80' R/W), SAID POINT BEING THE POINT OF TERMINATION.

SAID EASEMENT LIES IN THE S ½ OF THE NE ¼ OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA.

ACCORDING TO THE SURVEY OF BILLY R. MARTIN, DATED JANUARY 6, 2003.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

All taxes for the year 2013 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal,

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lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

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, 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 (we) have hereunto set my (our) hand(s) and seal(s) this the 25th day of June, 2013.

Thomas A. Chatham II

Thomas Albert Chatham II

State of Alabama

} General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Thomas Albert Chatham II, an unmarried 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 25th day of June, 2013.

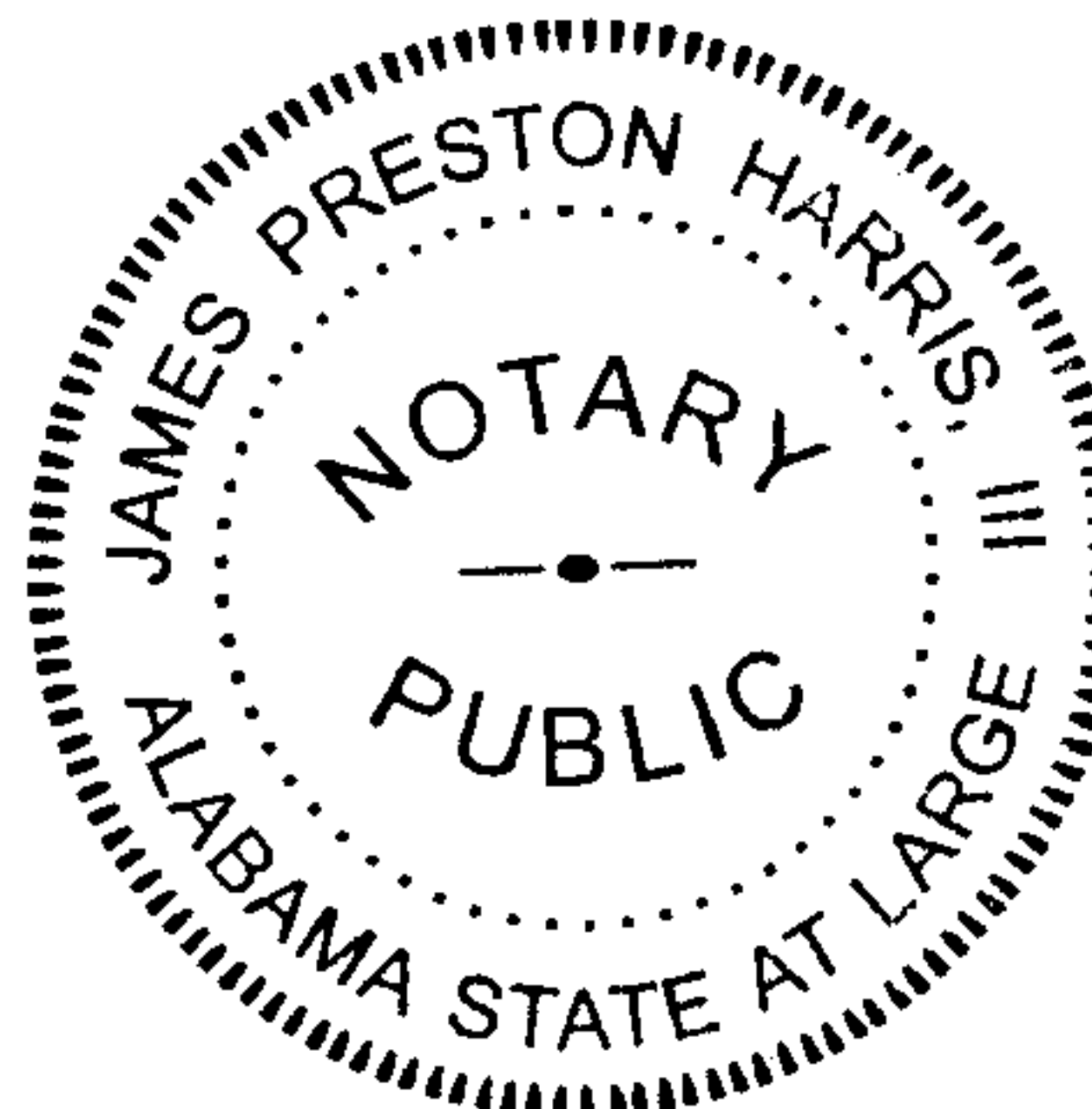
[Signature]

Notary Public, State of Alabama

the undersigned authority

Printed Name of Notary

My Commission Expires: 4/6/2014



20130701000269810 2/3 \$198.00
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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	Thomas Albert Chatham II	Grantee's Name	Trevor W. Raia
Mailing Address	<u>P. O. Bo 120</u> <u>Harpersville, Alabama 35078</u>	Mailing Address	<u>159 Dyer Road</u> <u>Harpersville, Alabama 35078</u>
Property Address	<u>159 Dyer Road</u> <u>Harpersville, Alabama 35078</u>	Date of Sale	<u>June 25, 2013</u>
		Total Purchase Price	<u>\$180,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>Bill of Sale</u>	<u>Appraisal</u>
<u>Sales Contract</u>	<u>Other</u>
<u>Closing Statement</u>	

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 of 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 June 24, 2013

Unattested

(verified by)

Print Thomas A. Chatham II

Sign Thomas A. Chatham II

(Grantor/Grantee/Owner/Agent) circle one

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