


WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)


20130708000277320 1/3 \$25.50
Shelby Cnty Judge of Probate, AL
07/08/2013 04:12:20 PM FILED/CERT

This INDENTURE, made this 3rd day of July, 2013 between *Siberian Star Sled Dog Rescue, Inc.*, an Alabama Not-For-Profit corporation, whose address is 1106 Hwy 60, Vincent, Alabama 35178 hereinafter referred to as "Grantor", and *Robert Wallace Hudson*, a married man, whose mailing address is 1106 Hwy 60, Vincent, AL 35178 hereinafter referred to as "Grantee".

WITNESSETH:

Per Grantor's Corporate Resolution of July 2, 2013, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey unto Grantee the following described real estate, situated in Vincent, in the county of Shelby, State of Alabama, to wit:

A part of Parcel 13 of the Standridge Division 1, said subdivision being on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 31, Pages 110C and 110D and being more particularly described as follows:

Commence at an existing 1/2" rebar at the Northwest corner of Parcel 13, said point being the Point of Beginning and run South 00' 00' 00" East along the West line of Parcel 13 for 758.00 feet to a 5/8" rebar set, thence North 56' 45' 25" East for 249.69 feet to a 5/8" rebar set, thence North 78' 59' 35" East for 110.64 feet to a 5/8" rebar set, thence North 08' 42' 30" West for 80.35 feet to a 5/8" rebar set, in the centerline of a gravel drive, thence North 12' 49' 40" West along said centerline for 93.45 feet to a 5/8" rebar set, thence North 34' 35' 40" West along said centerline for 220.81 feet to a 5/8" rebar set, thence North 33' 56' 15" West along said centerline for 233.13 feet to a 5/8" rebar set, thence North 28' 06' 20" West along said centerline for 61.53 feet to the Point of Beginning.

The above containing 3.00 acres more or less.

ALSO: A 20' wide Ingress-Egress and Utility Easement over and across a part of Parcel 13 of the Standridge Division 1, said subdivision being on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 31, Pages 110C and 110D and being more particularly described as follows:

continued

Commence at an existing 1/2" rebar at the Northwest corner of said Parcel 13 and run South 00' 00' 00" East along the West line of Parcel 13 for 758.00 feet to a 5/8" rebar set, thence North 56' 45' 25" East for 249.69 feet to a 5/8" rebar set, thence North 78' 59' 35" East for 110.64 feet to a 5/8" rebar set at the Point of Beginning of a 20' easement lying 10' left and 10' right of the following described centerline, thence North 08' 42' 30" West along said centerline and gravel drive for 80.35 feet to a 5/8" rebar set, thence North 12' 49' 40" West along said centerline and gravel drive for 93.45 feet to a 5/8" rebar set, thence North 34' 35' 40" West along said centerline and gravel drive for 220.81 feet to a 5/8" rebar set, thence North 33' 56' 15" West along said centerline and gravel drive for 233.13 feet to a 5/8" rebar set, thence North 28' 06' 20" West along said centerline and gravel drive for 61.53 feet to the point of the South right-of-way of Shelby County Highway 60 (80' right-of-way) and the end of said easement.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record, the Grantor hereby covenants with the Grantee that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

TO HAVE AND TO HOLD to said Grantee, with all rights and privileges to his heirs and assigns forever. Made under the express authority of Code of Alabama, 1975, Sec 35-4-7, as amended.

IN WITNESS WHEREOF: the Grantor has signed and sealed these presents on this day


by Cynthia Russell
Cynthia Russell, President, Siberian Star Sled Dog Rescue, Inc.

This instrument was acknowledged before me on this 8th day of July, 2013 by

Jessica R. Hollan
Notary Public

Shelby County, AL 07/08/2013
State of Alabama
Deed Tax: \$7.50

My commission expires: MCE 4/20/14


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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 Siberian Star Sled Dog Rescue, Inc Grantee's Name Robert W. Hudson
Mailing Address 1106 Hwy 60 Mailing Address 1106 Hwy 60
Vincent, AL 35178 Vincent, AL 35178

Property Address Undeveloped Land Date of Sale July 2, 2013
Total Purchase Price \$

or
Actual Value \$ 15,000

or
Assessor's Market Value \$ 7,500



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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 ☐ Appraisal
☐ Sales Contract ☒ Other ☐ Corporate Resolution
☐ 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, 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 July 8, 2013 Print Cynthia L. Russell
☒ Unattested Karen Nelson Sign Cynthia L. Russell
(verified by) (Grantor/Grantee/Owner/Agent) circle one