

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Sally A. McDine
190 Ball Park Road
Wilsonville, AL 35186

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Five Thousand Nine Hundred dollars and Zero cents (\$5,900.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Wayne Raia and wife, Nancy Raia (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Sally A. McDine (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$82,532.20 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

TO HAVE AND 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, we have hereunto set our hand(s) and seal(s), this 26th day of June, 2013.

_____	(SEAL)	<u>Wayne Raia</u>	(SEAL)
_____	(SEAL)	<u>Nancy Raia</u>	(SEAL)
_____	(SEAL)	_____	(SEAL)
		_____	(SEAL)

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Wayne Raia and Nancy Raia whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day June, 2013.

My Commission Expires: 10-4-16

Michael T. Atchison
Notary Public

20130710000282110 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
07/10/2013 03:19:38 PM FILED/CERT

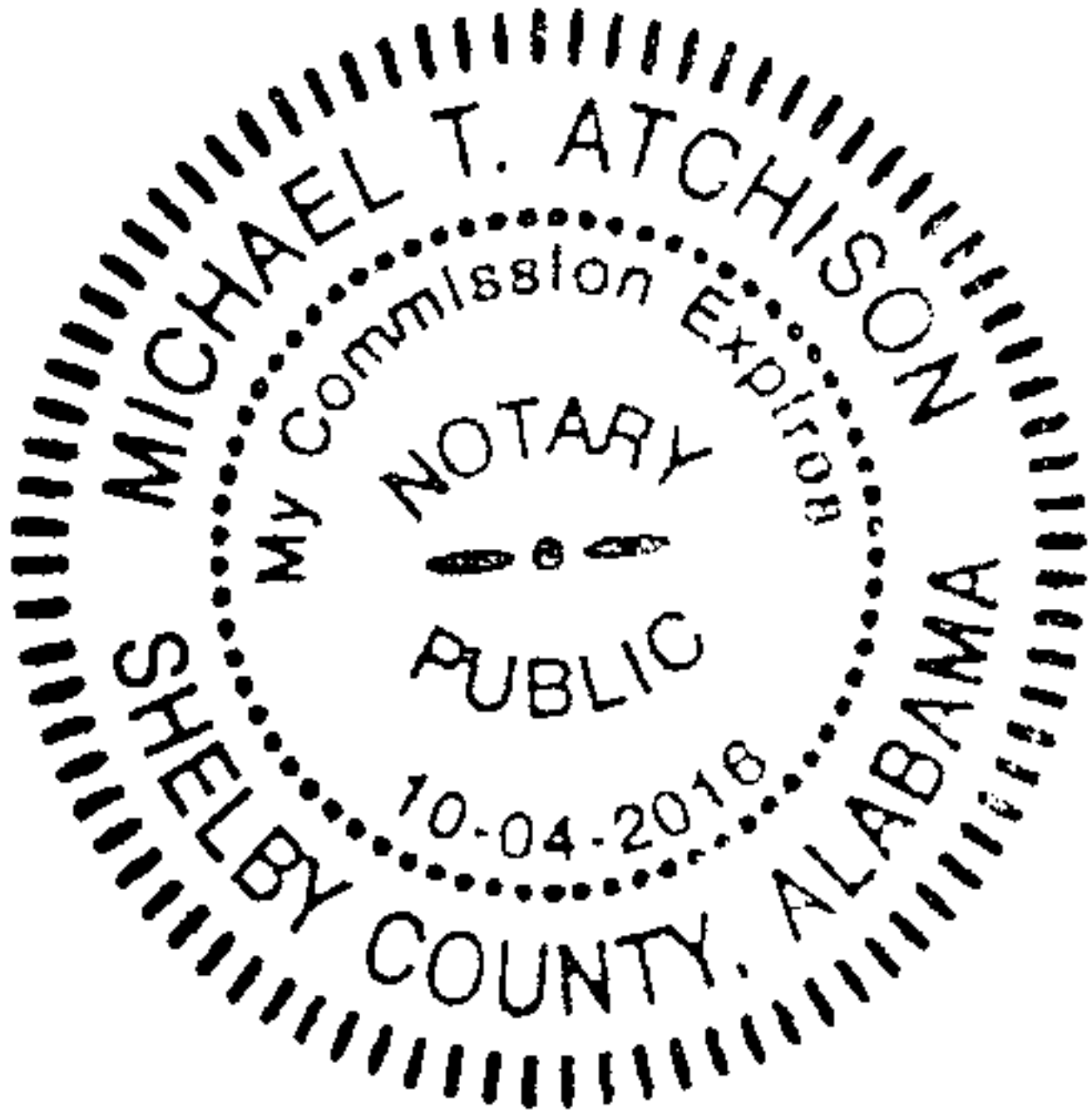


EXHIBIT A

PARCEL III:

Commence at the NW corner of the SE 1/4 of NE 1/4 of Section 1, Township 21 South, Range 1 East, and run North 88 degrees 31 minutes East a distance of 396 feet, more or less, to the West line of a road; thence along said road run South 2 degrees 30 minutes East a distance of 210 feet to the SE corner of the Lewis H. and Bertha J. Cosper lot for point of beginning; thence continue South 2 degrees 30 minutes East along the West line of said road 198 feet, more or less, to the Northeast corner of the B. D. and Mildred F. Beavers lot; run thence West along the North line of said Beavers lot 200 feet to the NW corner of said Beavers lot; run thence South along the West line of said Beavers lot 80 feet; thence West 196 feet, more or less, to the West line of SE 1/4 of NE 1/4; run thence North 278 feet, more or less, to the SW corner of the Lewis H. and Bertha J. Cosper lot; run thence East along the South line of said Cosper lot 396 feet, more or less, to the point of beginning.

LESS AND EXCEPT that portion thereof heretofore conveyed to Ann Niven Raia and husband, A.C. Raia, as shown by deed recorded in Deed Book 290, at Page 678, Office of Judge of Probate of Shelby County, Alabama.

Also, less and except parcel conveyed to Billy Donald Beavers and wife, Mildred F. Beavers, recorded in Deed Book 322, Page 563, in the Probate Office of Shelby County, Alabama, and dated October 2, 1979. Also, Less and except that certain piece of property as described in deed dated July 5, 1978, recorded in Deed Book 313, Page 388, in said Probate Office.

PARCEL IV:

Commence at the SW corner of the SE 1/4 of the NE 1/4 of Section 1, Township 21 South, Range 1 East; thence run North along the West line of said Quarter-Quarter Section, a distance of 822.35 feet to the point of beginning; thence continue North along the West line of said Quarter-Quarter Section a distance of 80.00 feet; thence turn an angle of 88 degrees 22 minutes to the right and run a distance of 191.17 feet; thence turn an angle of 91 degrees 17 minutes to the right and run a distance of 80.00 feet; thence turn an angle of 88 degrees 43 minutes to the right and run a distance of 191.66 feet to the point of beginning.

Situated in the SE 1/4 of the NE 1/4 of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama.



20130710000282110 2/3 \$19.00
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 Wayne Raia
Mailing Address Hwy 25
Columbiana AL
35051

Grantee's Name Sally McDine
Mailing Address 190 Ball PK Rd
Wilsonville AL
35186

Property Address _____
190 Ball PK Rd
Wilsonville

Date of Sale 6-26-13
Total Purchase Price \$ 5900.00
Or
Actual Value \$ _____
Or
Assessors 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 8-26-13

_____ Unattested _____
(verified by)

Print Sally A. McDine
Sign Sally A. McDine
(Grantor/Grantee/Owner/Agent) circle one