

This was prepared by: James C. Mandel - The Scrivener had made no Title Examination and no representation is made as to Title.

WARRANTY DEED

STATE OF ALABAMA

County of SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of Ten (10.00) Dollars and other valuable consideration, to the undersigned grantor, James C. Mandel a married person, in hand paid by the Grantee, Carol K. Mandel a married person, the receipt where of is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee, the following described real estate, situated in Shelby County Alabama, to-wit:

A PARCEL OF LAND CONTAINING 0.75 ACRE IN THE WEST HALF OF THE N.E. 1/4 OF THE S.E. ¼ OF SECTION 2, TOWNSHIP24 NORTH, RANGE 12 EAST,SHELBY COUNTY, ALABAMA; DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION2, THENCE RUN NORTH 00 DEG. 28 MIN. 47 SEC.WEST A DIST. OF 2435.99 FEET, THENCE RUN SOUTH87 DEG. 12 MIN. 09 SEC. WEST A DIST. OF649.91 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF ALABAMA HIGHWAY #25 AND THE POINT OF BEGINNING: THENCE CONTINUE LAST COURSE 120.18 FT. ALONG SAID RIGHT OF WAY, THENCE RUNS SOUTN 00 DEG. 48 MIN. 57 SEC. WEST A DIST. OF 267.02 FEET, THENCE RUN SOUTH 87 DEG. 25 MIN. 18 SEC. EAST A DIST. OF 120.00 FEET, THENCE RUN NORTH 02 DEG.34 MIN. 42 SEC. EAST A DIST. OF 121.09 FEET, THENCE RUN NORTH00 DEG. 32 MIN. 28 SEC. WEST A DIST. OD 157.29 FEET TO THE POINT OF THE BEGINNING. THE WEST 30 FEET OF THE ABOVE DESCRIBED PROPERTY IS RESERVED FOR AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES.

AND ALSO: A PARCEL OF LAND CONTAINING 0.13 ACRE IN THE N.E. ¼ OF THE S.E. ¼ OF SECTION 2 TOWNSHIP 24 NORTH, RANGE 12 EAST, SHELBY COUNTY, ALABAMA; DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH EAST CORNER OF SAID SECTION 2, THENCE RUN NORTH 00 DEG. 28 MIN. 47 SEC. WEST A DIST. OF 2435.99 FEET, THENCE RUN SOUTH 87 DEG. 12 MIN. 09 SEC. WEST A DISTANCE OF 574.07 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF HIGHWAY #25 AND THE POINT OF BEGINNING: THENCE CONTINUE LAST COURSE 75.84 FEET ALONG SAID RIGHT OF WAY, THENCE RUN SOUTH 00 DEG. 32 MIN. 28 SEC. EAST A DIST. OF 157.29 FEET, THENCE RUN NORTH 24 DEG. 45 MIN. 51 SEC. EAST A DIST. OF 177.29 FEET TO THE POINT OF BEGINNING.

TO HAVE AND TO HOLD UNTO SAID CAROL K. MANDEL, her heirs and assigns forever. And I do , for myself and for my heirs, executors and administrators, covenant with said grantee, her heirs and assigns forever that I am lawfully seized in fee simple of the said premises; that they are free from all encumbrances: and that I have good right to sell convey the same as aforesaid; that I will, and my heirs and assigns forever against the lawful claim of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 18th day of July 2013.

Witness: _____

James C. Mandel
James C. Mandel

THE STATE OF ALABAMA

SHEBY COUNTY

I Jessica L. Holland, a notary in and for said County, in said State, hereby certify that James C. Mandel whose name was 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 executed the same voluntarily on the day the same bears date.

Given under my hand, this 18th day of July, 2013.

Jessica L. Holland
MCE 4/20/14


20130718000293060 1/2 \$35.50
Shelby Cnty Judge of Probate, AL
07/18/2013 04:23:41 PM FILED/CERT

Shelby County, AL 07/18/2013
State of Alabama
Deed Tax:\$20.50

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 C. MANDEL
Mailing Address 8581 Hwy 10
Montevallo, AL
35115

Grantee's Name CAROL K. MANDEL
Mailing Address 8581 Hwy 10
Montevallo, AL
35115

Property Address 5960
5960 Hwy 25
Montevallo, AL
35115

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 40,320 1/2 20160



20130718000293060 2/2 \$35.50
Shelby Cnty Judge of Probate, AL
07/18/2013 04:23:41 PM FILED/CERT

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 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 7/18/2013

Print JAMES C. MANDEL

☒ Unattested Karen Madsen
(verified by)

Sign James C. Mandel
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1