

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:  
Kendall W. Maddox  
Kendall Maddox & Associates, LLC  
2550 Acton Road, Ste 210  
Birmingham, AL 35243

Send Tax Notice To:  
Lewis E. Atchison  
PO Box 362  
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY ) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWENTY THOUSAND DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

LEWIS EDWIN ATCHISON AND WIFE, SARAH HODGENS ATCHISON

(herein referred to as Grantor, whether one or more), grant, bargain, sell, and convey unto

LEWIS E. ATCHISON, SR. AND SARAH H. ATCHISON, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE ATCHISON LIVING TRUST, DATED JULY 16, 2013 AND ANY AMENDMENTS THERETO

(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

That part of the SW ¼ of NW ¼ of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of the SW ¼ of the NW ¼ of said Section 1 for the point of beginning of the tract herein conveyed; thence run North along West boundary line of said ¼ - ¼ Section for a distance of 330 feet, more or less, to railroad right-of-way; thence run Northeast along said railroad right-of-way for a distance of 290 feet to a point; thence run East 10° South for a distance of 205 feet, more or less, to highway right-of-way; thence run South 20° East for a distance of 636 feet along said highway right-of-way to a point on the South boundary line of said ¼ - ¼ Section; thence run West along the South boundary line of said ¼ - ¼ Section for a distance of 630 feet to the Southwest corner thereof and the point of beginning, said tract containing 6 ½ acres, more or less. Subject to taxes, restrictions, rights-of-way, exceptions, conditions, covenants and easements of record.

Lewis Edwin Atchison and Lewis E. Atchison, Sr. are one and the same person.

Shelby County, AL 07/23/2013  
State of Alabama  
Deed Tax: \$10.00

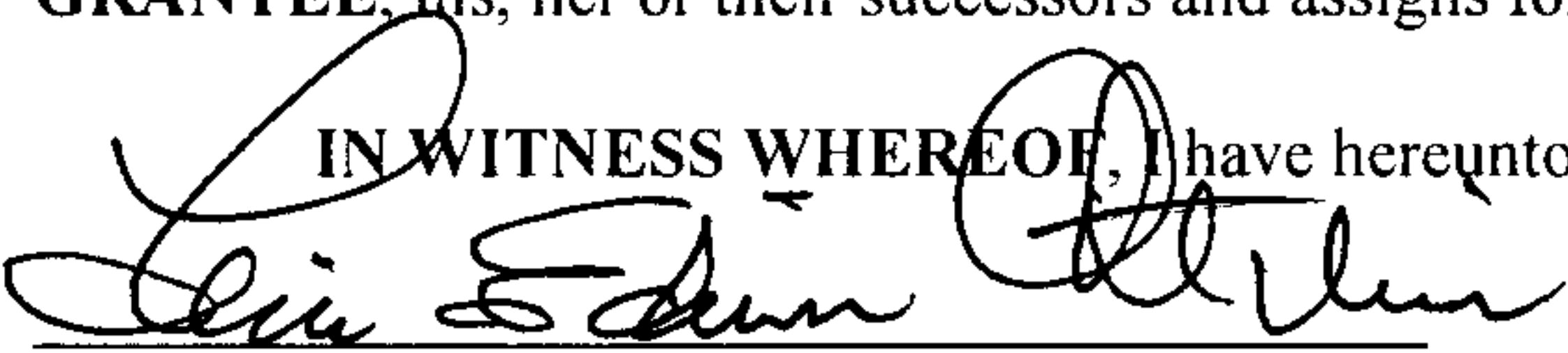
Sarah Hodgens Atchison and Sarah H. Atchison are one and the same person.

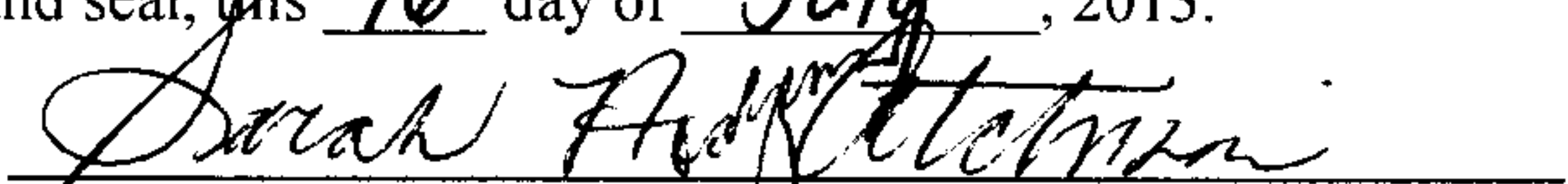
TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.

THE GRANTOR herein grants full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her or their successors 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 GRANTEE, his, her or their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 16 day of July, 2013.

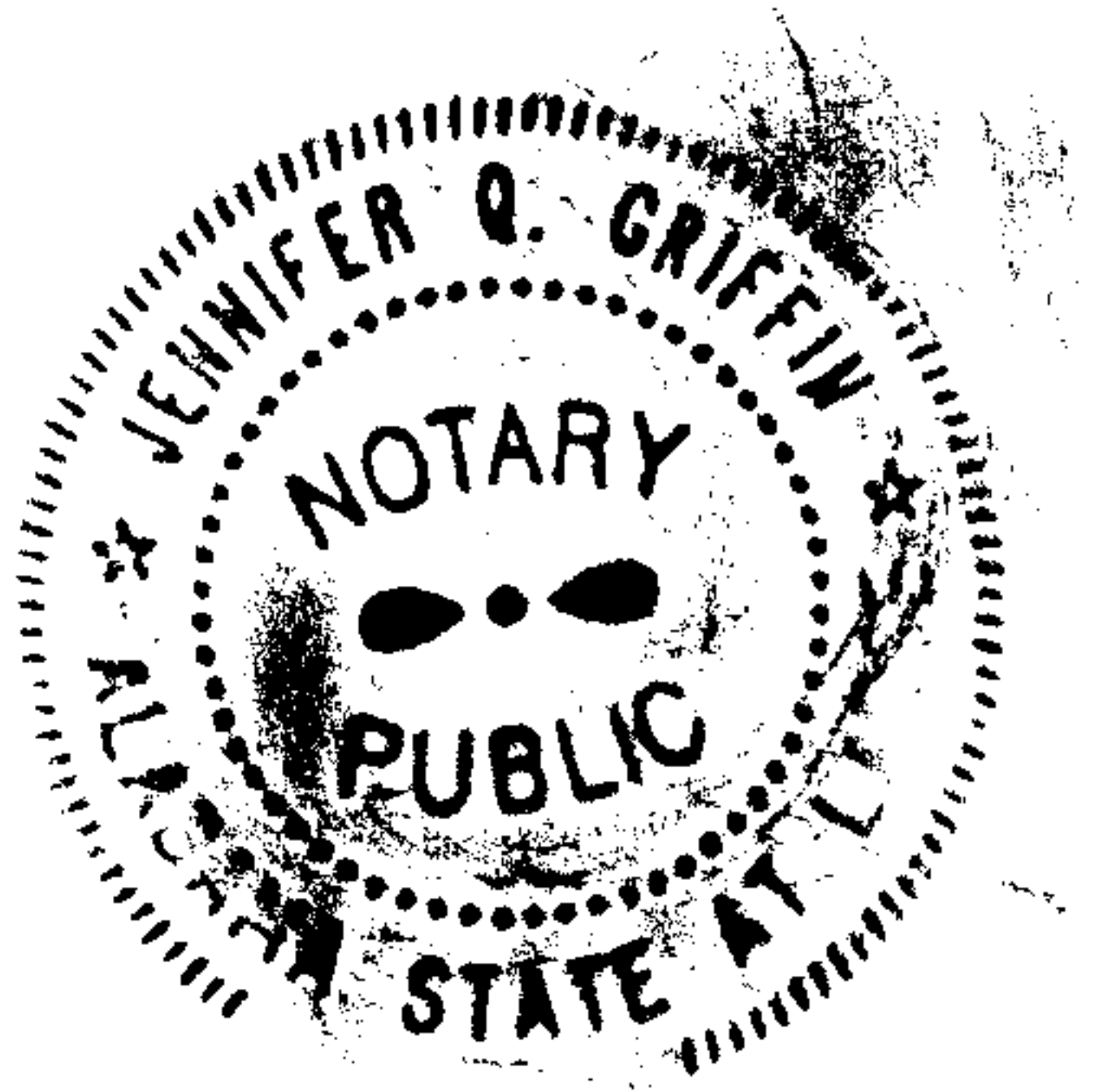
  
Lewis Edwin Atchison

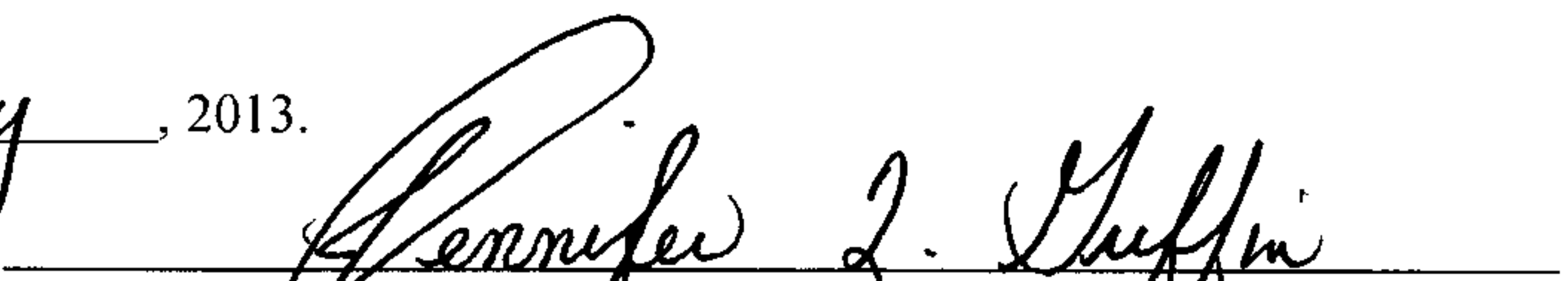
  
Sarah Hodgens Atchison

STATE OF ALABAMA )  
JEFFERSON COUNTY ) GENERAL ACKNOWLEDGEMENT:

I, Jennifer Q Griffin, a Notary Public in and for said County, in said State, hereby certify that Lewis Edwin Atchison and Sarah Hodgens Atchison, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 16 day of July, 2013.



  
Notary Public  
My Commission Expires: 10/1/2014



# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Lewis Edwin Atchison  
Mailing Address PO Box 362  
Columbiana, AL 35051

Grantee's Name the Atchison Living Trust,  
Mailing Address Dated July 16, 2013  
PO Box 362  
Columbiana, AL 35051


Property Address  Hwy 36  
Chelsea, AL 35043

Date of Sale 07/16/2013  
Total Purchase Price \$ 10,000  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's 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 \_\_\_\_\_

  
20130723000299110 2/2 \$28.00  
Shelby Cnty Judge of Probate, AL  
07/23/2013 09:45:19 AM FILED/CERT

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 7/16/2013

Print Lewis Edwin Atchison

Sign Lewis Edwin Atchison

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1