

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

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN 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 E. ATCHISON, SR. A MARRED MAN

(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), all my interest which is an undivided one-third (1/3) interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

See the attached Exhibit A which is incorporated herein by reference.

Subject to taxes, restrictions, rights-of-way, exceptions, conditions, covenants and easements of record.

The above described property does not constitute the homestead of the Grantor or the Grantor's Spouse.

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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 26 day of July, 2013.

Lewis E. Atchison, Sr.

Lewis E. Atchison, Sr.

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGEMENT:

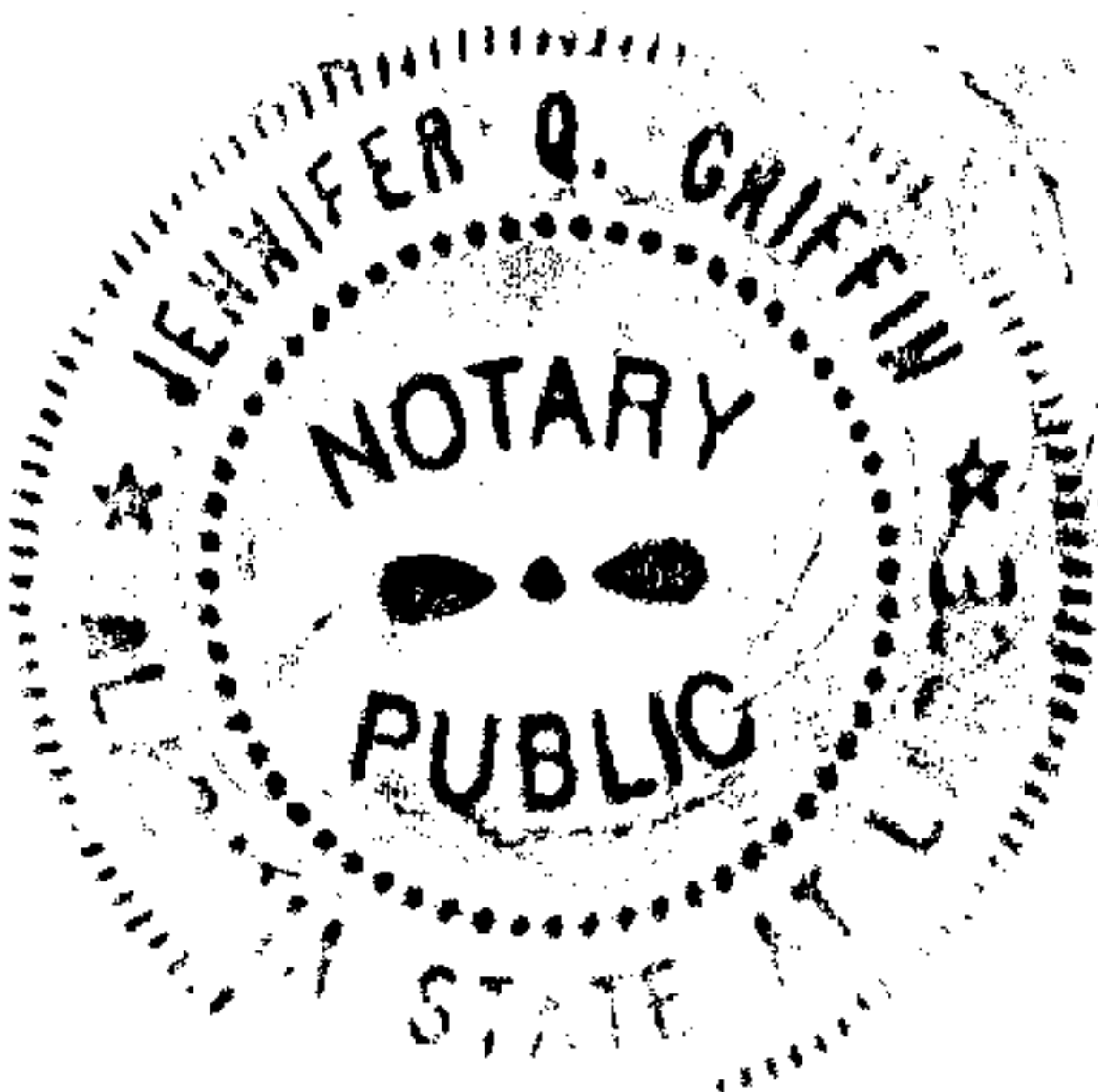
I, Jennifer Q Griffin, a Notary Public in and for said County, in said State, hereby certify that Lewis E. Atchison, Sr. whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have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


Given my hand and official seal this 26 day of July, 2013.

Jennifer Q. Griffin

Notary Public
My Commission Expires: 10/1/2014

Shelby County, AL 08/09/2013
State of Alabama
Deed Tax:\$10.00





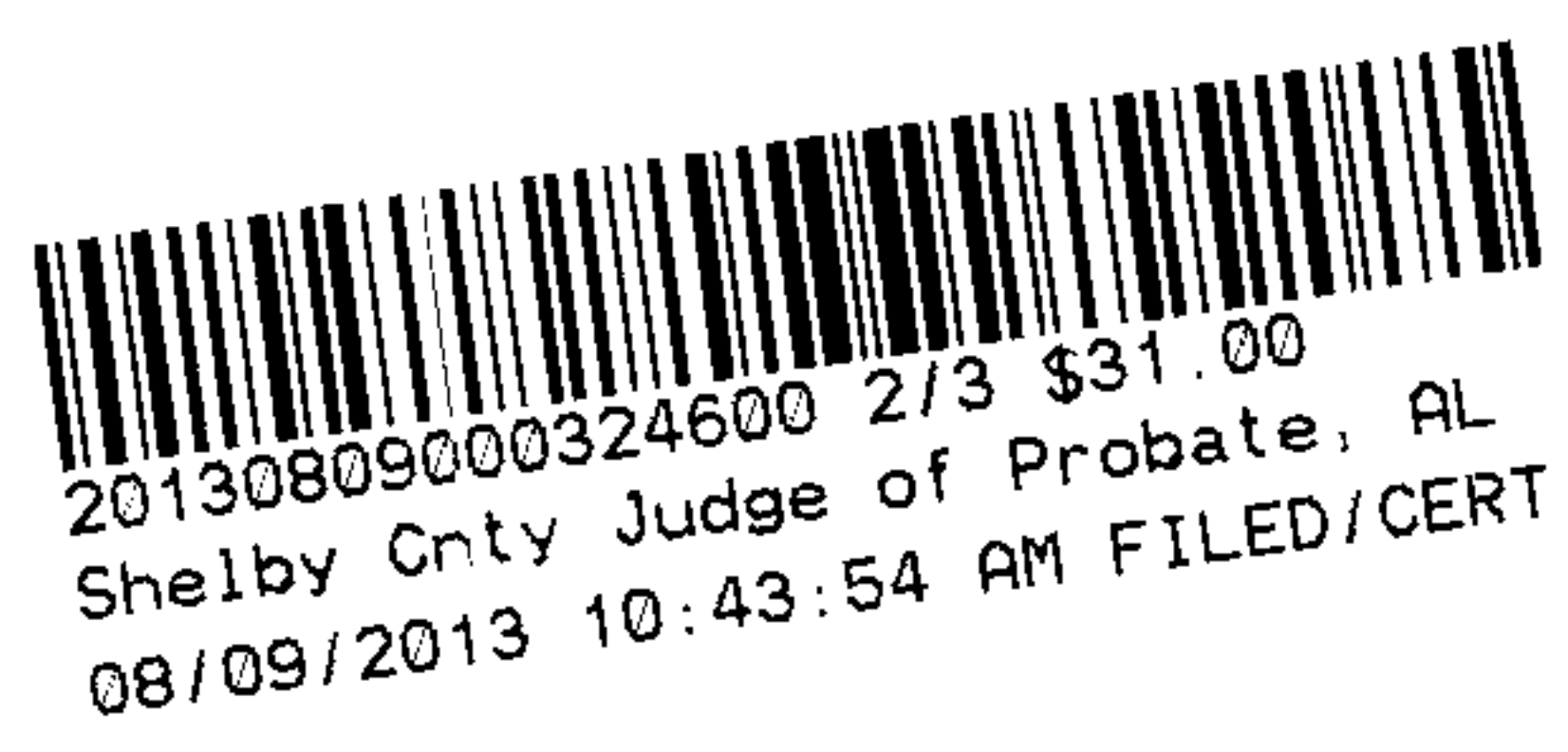
20130809000324600 1/3 \$31.00
Shelby Cnty Judge of Probate, AL
08/09/2013 10:43:54 AM FILED/CERT

Exhibit "A"

Commencing at the Northeast corner of the NE 1/4 of SE 1/4, Section 26, Township 21, Range 1 West, Shelby County, Alabama, and thence run South 1 deg. 00 min. East along Section line a distance of 12.0 feet to a 6" x 6" concrete post; thence South 85 deg. 00 min. West a distance of 664.27 feet to an iron pin at the Northeast corner of F. E. Williams lot; thence North 82 deg. 10 min. West a distance of 126.84 feet to point of beginning; thence North 21 deg. 13 min. East along West right-of-way line of Ala. Highway 25 a distance of 83.21 feet to an iron pin; thence North 1 deg. 09 min. West along West side of Mill Street 103.53 feet to the Southeast corner of the lot formerly known as Wilton Roper lot; thence South 85 deg. 02 min. West a distance of 197.79 feet to an iron pin on East right-of-way of L & N Railroad; thence along said Railroad right-of-way South 24 deg. 44 min. East a distance of 222.57 feet to center of Town Branch; thence East along the center of Town Branch to the West right-of-way line of Highway No. 25; thence along same North 21 deg. 13 min. East 11 feet to point of beginning.

Also commencing at the Northeast corner of the NE 1/4 of SE 1/4 Section 26, Township 21, Range 1 West, Shelby County, Alabama, and thence run South 1 deg. 00 min. East along Section line a distance of 12.0 feet to a 6" x 6" concrete post; thence South 85 deg. 00 min. West a distance of 664.27 feet to an iron pin at the Northeast corner of F. E. Williams lot; thence North 82 deg. 10 min. West a distance of 126.84 feet; thence North 21 deg. 13 min. East along the West right-of-way line of Alabama Highway 25 a distance of 83.21 feet to an iron pin; thence North 1 deg. 09 min. West along the West side of Mill Street 103.53 feet to the point of beginning; thence South 85 deg. 02 min. West along the L. O. Brown lot a distance of 50 feet; thence North 1 deg. 09 min. West and parallel with the West boundary of Mill Street a distance of 87 feet, more or less, to the South line of Valley Mills property; thence along same North 85 deg. 02 min. East a distance of 50 feet to the West line of Mill Street; thence South 1 deg. 09 min. East and parallel to Mill Street 87 feet, more or less, to point of beginning.

Situated in Shelby County, Alabama.



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 E. Atchison, Sr.
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 206 South Court St.
Columbiana, AL 35051

Date of Sale 07/16/2013

Total Purchase Price \$ 10,000

or

Actual Value \$

or

Assessor's Market Value \$



20130809000324600 3/3 \$31.00
Shelby Cnty Judge of Probate, AL
08/09/2013 10:43:54 AM 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

☐ Appraisal

☐ Sales Contract

☐ Other

☐ 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 7/16/2013

Print Lewis E. Atchison, Sr.

Sign Lewis E. Atchison, Sr.

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1