

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

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

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 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 AND WIFE, SARAH H. 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:

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.

Lewis E. Atchison and Lewis E. Atchison, Sr. 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 26 day of July, 2013.  
Lewis E. Atchison Sarah H. 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 E. Atchison and Sarah H. 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 26 day of July, 2013.  
Notary Public  
My Commission Expires: 10/1/2014



20130809000324610 1/3 \$31.00  
Shelby Cnty Judge of Probate, AL  
08/09/2013 10:43:55 AM FILED/CERT



EXHIBIT "A"

PARCEL 1

Beginning at the Northeast corner of the NW 1/4 of SW 1/4, Section 27, Township 19 South, Range 1 West; thence run Southerly along the East boundary line of said NW 1/4 of SW 1/4, a distance of 408.89 feet to a point on the North right-of-way line of Highway US 280; thence turn an angle of 70 degrees 29 minutes 21 seconds to the right and run along said right-of-way line a distance of 101.36 feet to a concrete monument found in place; thence turn an angle of 13 degrees 26 minutes 47 seconds to the right and continue along said right-of-way line a distance of 166.46 feet to a point; thence turn an angle of 20 degrees 19 minutes 13 seconds to the left and continue along said right-of-way line a distance of 182.40 feet to a concrete monument found in place; thence turn an angle of 2 degrees 32 minutes 16 seconds to the right and continue along said right-of-way line a distance of 251.26 feet to a concrete monument found in place; thence turn an angle of 32 degrees 55 minutes 23 seconds to the right and continue along said right-of-way line and along a curve to the right (concave Northeasterly and having a radius of 2684.79 feet and a central angle of 15 degrees 21 minutes 08 seconds) an arc distance of 719.31 feet to a point; thence turn an angle of 5 degrees 46 minutes 07 seconds to the right from the tangent of said curve and continue along said right-of-way line a distance of 735.76 feet to a point; thence turn an angle of 36 degrees 03 minutes 59 seconds to the right and continue along said right-of-way line a distance of 41.88 feet to an iron rod found in place on the North boundary line of the NE 1/4 of SE 1/4, Section 28, Township 19 South, Range 1 West; thence turn an angle of 114 degrees 22 minutes 44 seconds to the right and leaving said right-of-way line, run Easterly along said North boundary line of the NE 1/4 of SE 1/4 a distance of 669.34 feet to the Northwest corner of the NW 1/4 of SW 1/4, Section 27 Township 19 South, Range 1 West; thence turn an angle of 2 degrees 10 minutes 14 seconds to the left and run along the North boundary line of said NW 1/4 of SW 1/4 a distance of 1325.01 feet to the point of beginning. Said tract of land is lying in the NW 1/4 of SW 1/4, Section 27, Township 19 South, Range 1 West and the NE 1/4 of SE 1/4, Section 28, Township 19 South, Range 1 West.

PARCEL 2

A parcel of land lying between Shelby County Highway No. 280 and US Highway 280 in the NW 1/4 of SW 1/4, Section 27, Township 19 South, Range 1 West and more particularly described as follows:

Commence at the NE corner of the NW 1/4 of SW 1/4, Section 27, Township 19 South, Range 1 West; thence run Southerly along the East boundary line of said NW 1/4 of SW 1/4 a distance of 504.34 feet to a point on the Southern right-of-way line of Shelby County Highway No. 280 and the point of beginning of the parcel herein described; thence continue along the same line a distance of 132.43 feet to a point on the Northern right-of-way of US Highway No. 280; thence turn an angle of 77 degrees 36 minutes 30 seconds to the right and run along the right-of-way line a distance of 64.49 feet to a concrete right-of-way monument found in place; thence turn an angle of 97 degrees 32 minutes 26 seconds to the right and run a distance of 119.56 feet to a concrete right-of-way monument found in place; thence turn an angle of 74 degrees 29 minutes 02 seconds to the right and run along the right-of-way line a distance of 77.98 feet to the point of beginning. Said parcel is lying in the NW 1/4 of SW 1/4, Section 27, Township 19 South, Range 1 West.



20130809000324610 2/3 \$31.00  
Shelby Cnty Judge of Probate, AL  
08/09/2013 10:43:55 AM FILED/CERT



# 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

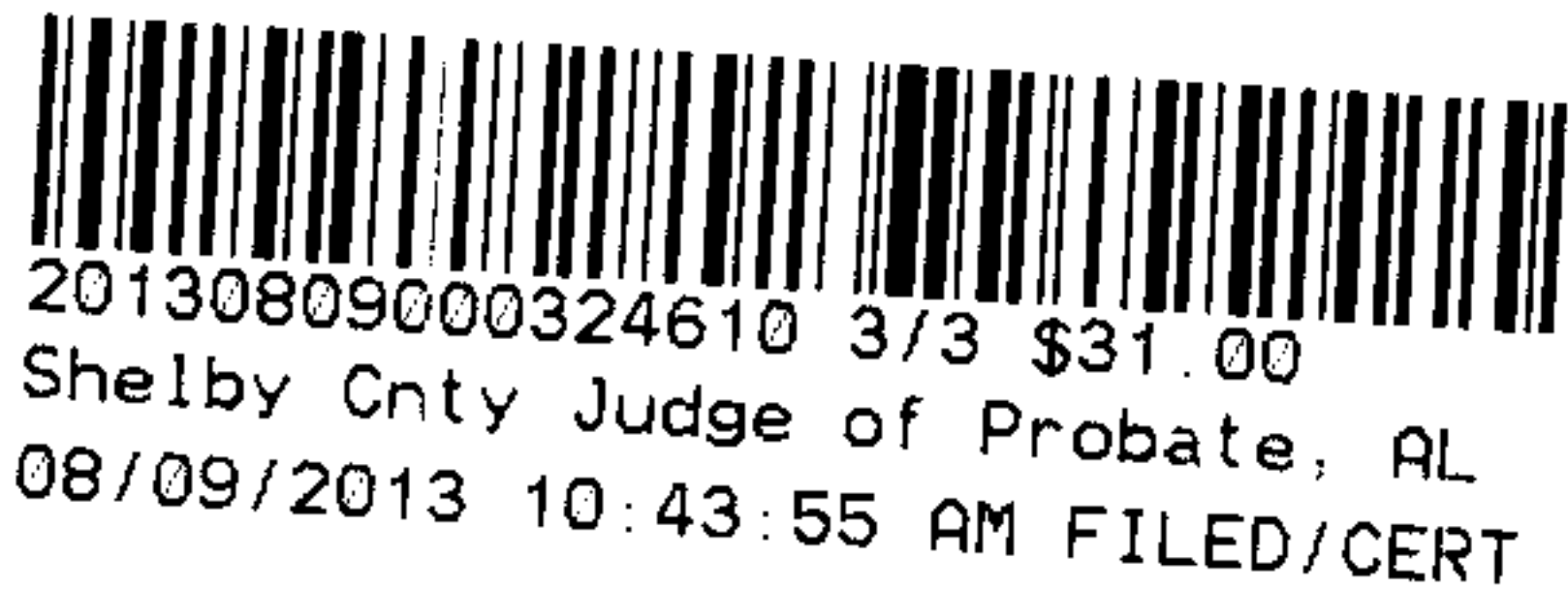
Grantee's Name the Atchison Living Trust,  
dated July 16, 2013  
Mailing Address PO Box 362  
Columbiana, AL 35051

Property Address  Hwy 280  
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

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.

Unattested

Sign Lewis E. Atchison, Sr.

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1