

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

Glenda Skipper
91 Falling Leaf Ln
Vincent AL 35178

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration Fourteen Thousand Five Hundred Fifty ***** **AND NO/00 DOLLARS** (\$ 14,550.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Glenda Skipper, a single, Tammy Sheree Jacobs, a married woman, Linda Kaye Powers, a married woman and Ricky Lee Quinn, a single man** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Brenda Johnson** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See attached Exhibit A for Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2013.
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of ^{August}~~July~~, 2013.

Glenda Skipper
Glenda Skipper
Linda Kaye Powers
Linda Kaye Powers

Tammy Sheree Jacobs
Tammy Sheree Jacobs
Ricky Lee Quinn
Ricky Lee Quinn


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Glenda Skipper, Tammy Sheree Jacobs, Linda Kaye Powers and Ricky Lee Quinn**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of ^{August}~~July~~, 2013.



April Clark
Notary Public
My Commission Expires: 1-9-2017

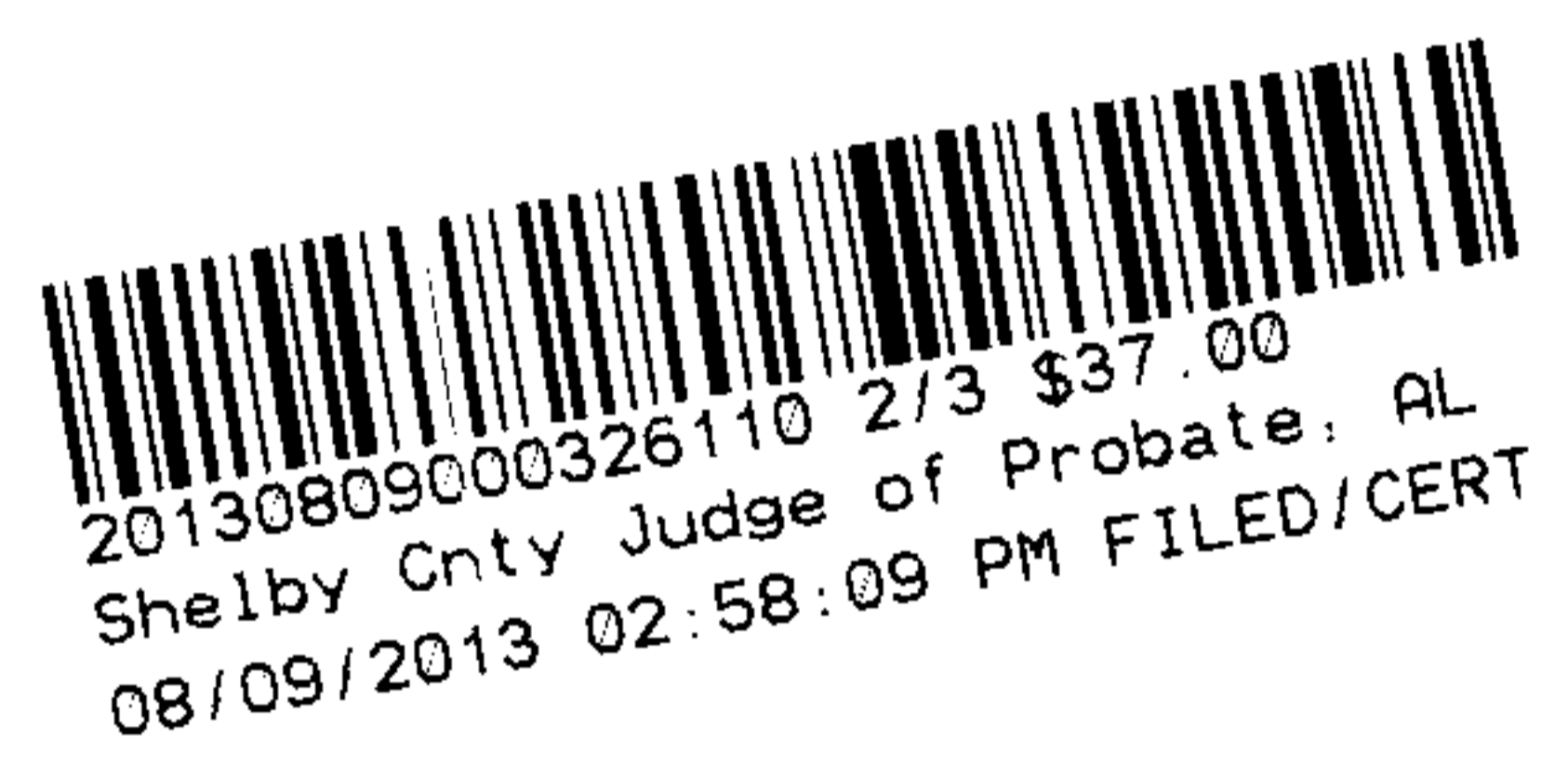

20130809000326110 1/3 \$37.00
Shelby Cnty Judge of Probate, AL
08/09/2013 02:58:09 PM FILED/CERT

Shelby County, AL 08/09/2013
State of Alabama
Deed Tax: \$15.00

EXHIBIT A
LEGAL DESCRIPTION

A part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 3, Township 19 South, Range 2 East, also a part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 3, Township 19 South, Range 2 East more particularly described as follows:

From the Southeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 3, Township 19 South, Range 2 East, run Northerly along the East $\frac{1}{4}$ - $\frac{1}{4}$ line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 800.00 feet to the point of beginning; thence left 89 degrees 52 minutes 37 seconds a distance of 305.93 feet; thence right 97 degrees 37 minutes 01 seconds a distance of 535.77 feet; thence right 130 degrees 47 minutes 35 seconds a distance of 710.03 feet; thence right 131 degrees 35 minutes 24 seconds a distance of 236.40 feet to the point of beginning.



3-3

Real Estate Sales Validation Form

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

Grantor's Name Glenda Skipper
Mailing Address 91 Falling Leaf Ln
Vincent AL 35178

Grantee's Name Brenda Johnson
Mailing Address 990 Odens Mill Rd
Sylacauga AL 35150

Property Address Vacant

Date of Sale 8/8/13
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessors Market Value \$ 14,550.00

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
tax value

If the conveyance document presented for recordation contains all of the required information referenced Above, the filing of this form is not required

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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 _____

Print Mike T. Atchison

☐ Unattested _____
(verified by)

Sign Mike T. Atchison
(Grantor/Grantee/Owner/Agent) circle one



20130809000326110 3/3 \$37.00
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