

This instrument is being re-recorded to add the legal description

Send Tax Notice To:

Post Office Box 550128
Birmingham, Alabama 35255

20130531000223500 1/2 \$70.00
Shelby Cnty Judge of Probate: AL
05/31/2013 01:42:21 PM FILED/CERT

This instrument was prepared by:
Mike T. Atchison, Attorney at Law
Post Office Box 822
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of **FIFTY FIVE THOUSAND DOLLARS and NO/00 (\$55,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Patricia A. Neal**, a Single woman hereby grant, bargain, sell and convey unto, **Clinton Grubbs** the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

Situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the homestead of the grantor.

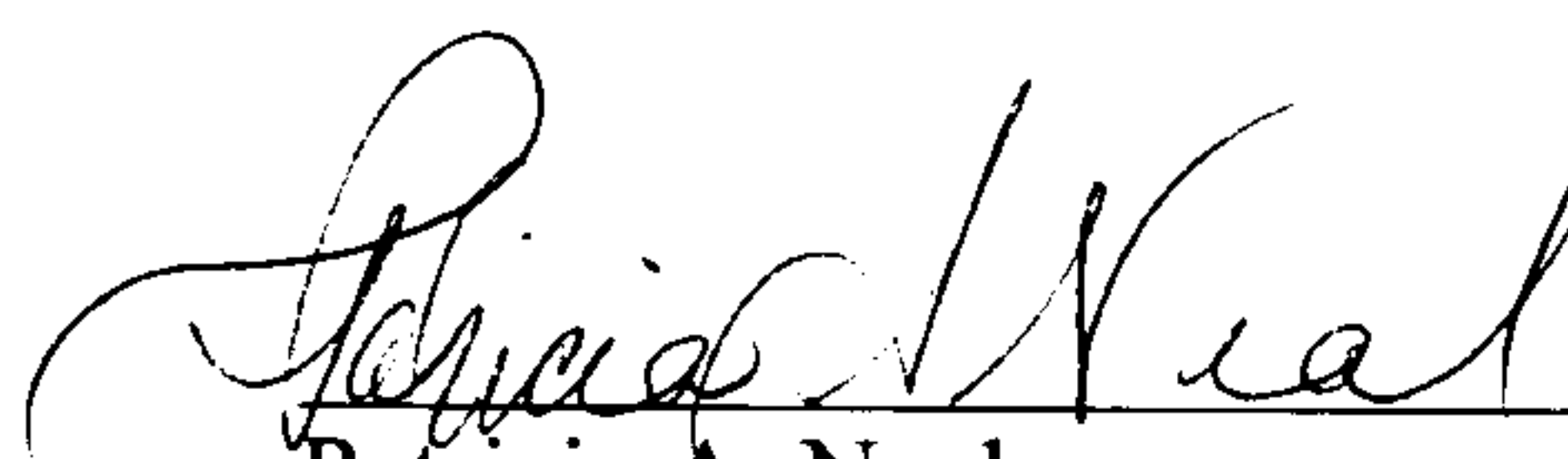
Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way and permits of record.

\$0.00 of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

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 28th day of May, 2013


Patricia A. Neal

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, Mike T. Atchison, a Notary Public in and for said County, in said State, hereby certify that Patricia A. Neal, whose names are signed to the foregoing conveyance, and who are 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 28th day of May, 2013.


Notary Public

My Commission Expires: ~~10-4-16~~

1-9-17

20130816000335550 1/3 \$21.00
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Shelby County: AL 05/31/2013
State of Alabama
Deed Tax: \$55.00



EXHIBIT A

Commence at the NE corner of Section 20, Township 21 South, Range 1 West, Shelby County, Alabama; thence North 90 degrees 00 minutes 00 seconds West, a distance of 378.50 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 332.29 feet; thence South 02 degrees 06 minutes 28 seconds West, a distance of 1378.75 feet to a point on the northerly R.O.W. line of Shelby County Highway 26, said point being the beginning of a non-tangent curve to the left, having a radius of 2300.00, a central angle of 04 degrees 49 minutes 03 seconds and subtended by a chord which bears North 68 degrees 28 minutes 36 seconds East and a chord distance of 193.32 feet; thence along the arc of said curve an said R.O.W. line, a distance of 193.38 feet; thence North 66 degrees 04 minutes 05 seconds East and along said R.O.W. line, a distance of 172.46 feet; thence North 02 degrees 06 minutes 28 seconds East and leaving said R.O.W. line, a distance of 1237.77 feet to the POINT OF BEGINNING. Situated in Shelby County, Alabama.

According to the survey of Rodney Shiflett, dated May 20, 2013.



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Real Estate Sales Validation Form

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

Grantor's Name Patricia A Neal
Mailing Address PO Box 16111
Columbiana AL
35051

Grantee's Name Clinton Grubbs
Mailing Address PO Box 550123
B'ham AL 35255

Property Address Hwy 36

Date of Sale 5-28-13
Total Purchase Price \$ 55,000.00
Or
Actual Value \$
Or
Assessors 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 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 Clinton Grubbs

Unattested
(verified by)

Sign
(Grantor/Grantee/Owner/Agent) circle one

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