

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

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Larry A. Rainey
515 Sweetgum Road
Calera AL 35040

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIFTY THOUSAND DOLLARS and NO/00 (\$50,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Tonya Rainey Vick, a single woman (herein referred to as Grantors)***, grant, bargain, sell and convey unto, ***Larry A. Rainey, Jr. (herein referred to as Grantee)***, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

SUBJECT TO:

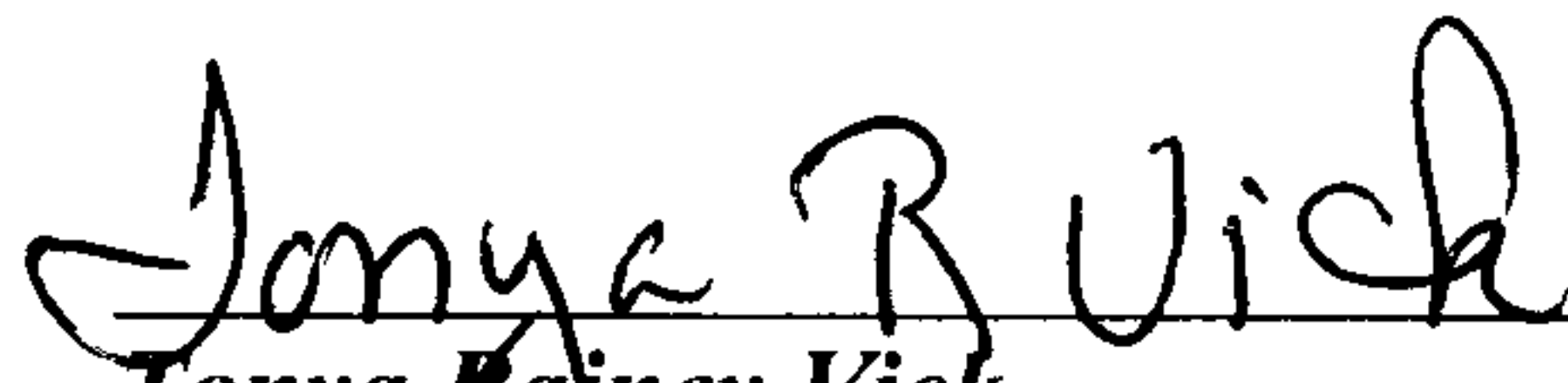
1. Ad valorem taxes due and payable October 1, 2013.
2. Easements, restrictions, rights of way, and permits of record.

Tonya Rainey Vick and Tonya R. Vick are one in the same person.

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 26th day of August, 2013.

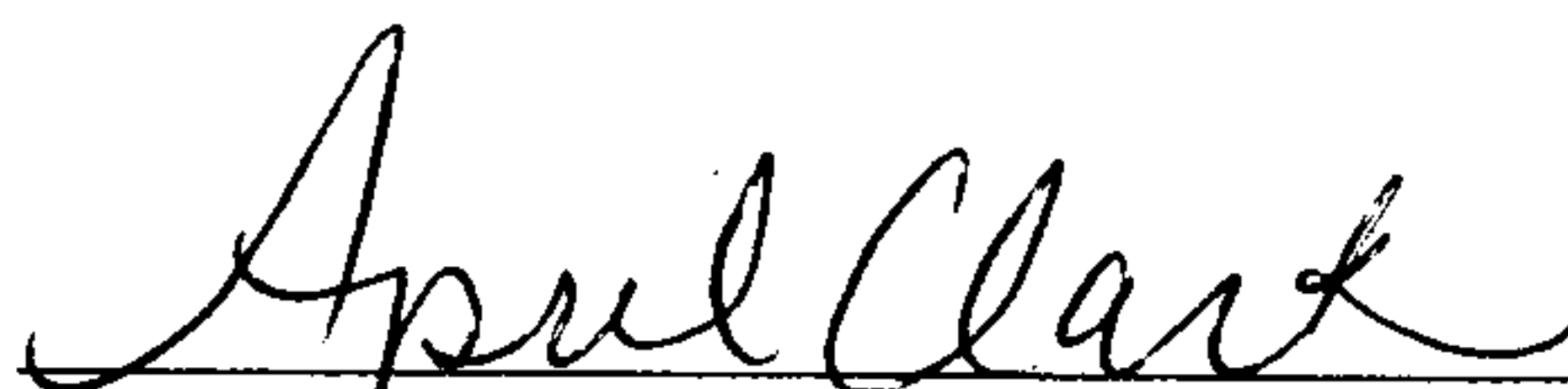


Tonya Rainey Vick

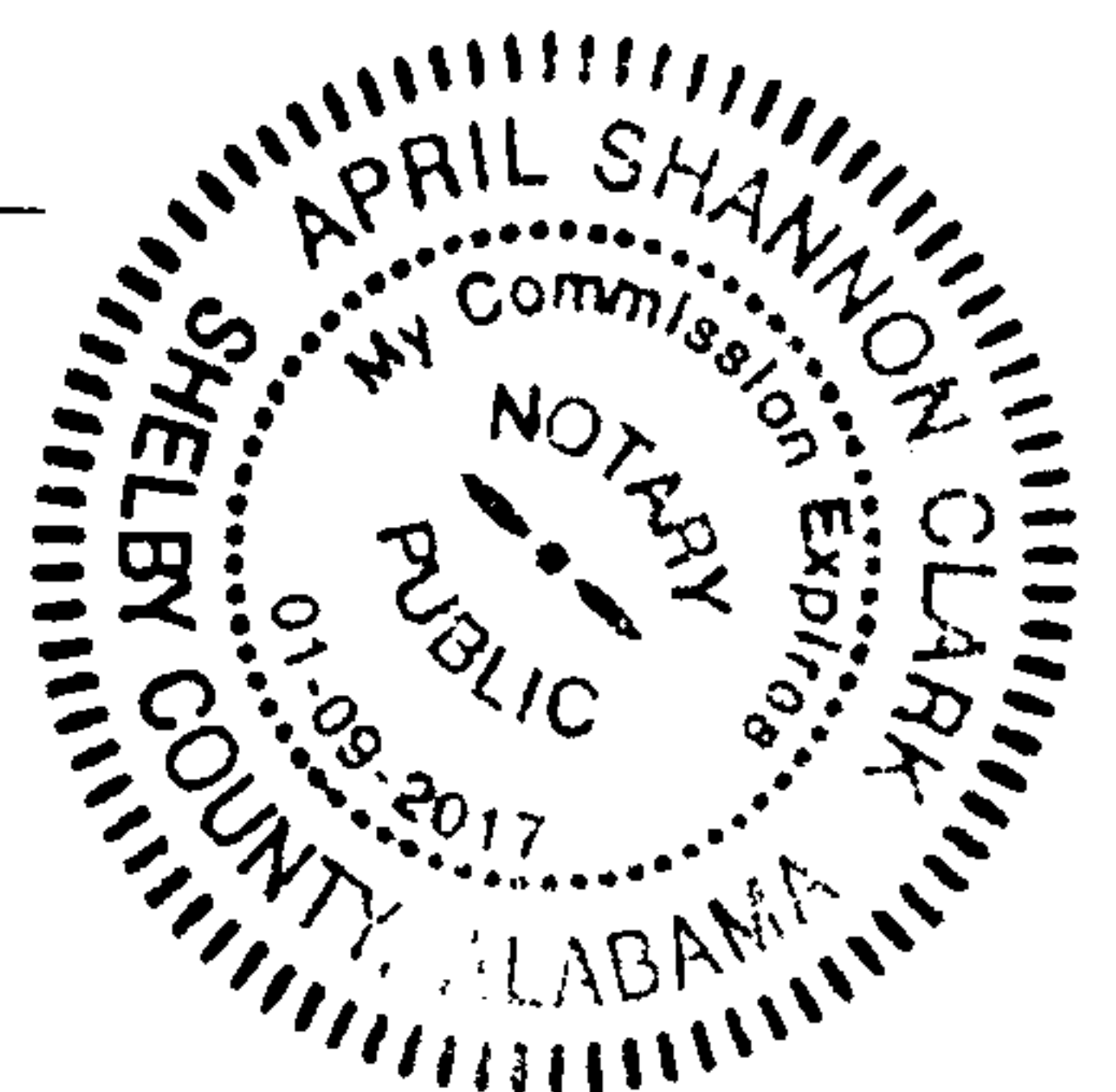
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Tonya Rainey Vick***, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of August, 2013.



Notary Public
My Commission Expires: 1-9-17




20130829000353500 1/3 \$70.00
Shelby Cnty Judge of Probate, AL
08/29/2013 02:30:56 PM FILED/CERT

Shelby County, AL 08/29/2013
State of Alabama
Deed Tax: \$50.00

**EXHIBIT A
LEGAL DESCRIPTION**

Parcel 1

Parcel D-1, A subdivision of Parcel "D" of Lola M. Rainey Subdivision, as recorded in Map Book 22, Page 149 as recorded in the Probate Office of Shelby County, Alabama.

Parcel 2

PARCEL C: Commence at the Southwest Corner of the NW 1/4 of the SW 1/4, Section 9, T-22S, R-1W; Thence run easterly along the south boundary of said 1/4-1/4 for a distance of 450.00 feet to a point, being the Point of Beginning of the parcel of land herein described; Thence turn an angle of 88 degrees 15 minutes 42 seconds to the left and run northerly for a distance of 500.00 feet to a point; Thence turn an angle of 88 degrees 28 minutes 43 seconds to the right and run easterly for a distance of 436.45 feet to a point; Thence turn an angle of 91 degrees 31 minutes 17 seconds to the right and run southerly for a distance of 498.34 feet to a point on the south boundary line of said 1/4-1/4; Thence turn an angle of 88 degrees 15 minutes 42 seconds to the right and run westerly along the said south boundary of said 1/4-1/4 for a distance of 436.50 feet to the Point of Beginning. Said parcel is lying in the NW 1/4 of the SW 1/4, Section 9, T-22S, R-1W, and contains 5.00 acres.


20130829000353500 2/3 \$70.00
Shelby Cnty Judge of Probate, AL
08/29/2013 02:30:56 PM 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 Tonya Rainey Vick
Mailing Address 474 Sweetgum Rd
Calera AL 35040

Grantee's Name Larry A Rainey Jr
Mailing Address 515 Sweetgum Rd
Calera AL 35040

Property Address Sweetgum Rd

Date of Sale 8-26-13
Total Purchase Price \$ 50,000.00
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 _____

☐ Unattested _____
(verified by)

Print Tonya Rainey Vick
Sign Tonya Rainey Vick
(Grantor/Grantee/Owner/Agent) circle one

