

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

Send Tax Notice to:
William F. Dorough

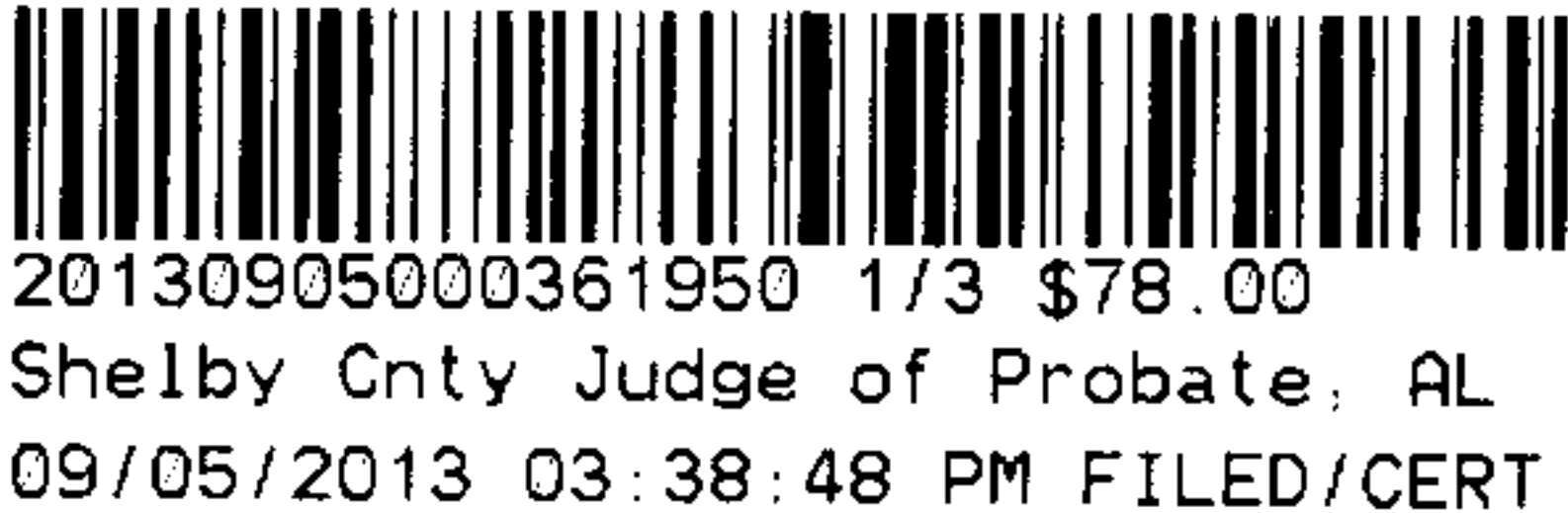
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the exchange of lands of equal value and any 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,

Tommy Davis and wife, Patricia Ann Davis

(herein referred to as grantor) grant, bargain , sell and convey unto



William F. Dorough and Gladys C. Dorough

(herein referred to as grantees), the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT “A” FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

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

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 August, 2013.

Shelby County, AL 09/05/2013
State of Alabama
Deed Tax: \$58.00

Tommy Davis

Patricia Ann Davis

STATE OF ALABAMA
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify Tommy Davis and wife, Patricia Ann Davis, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance they/she/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of August, 2013.

Notary Public

My commission expires: 10/4/16

EXHIBIT “A”
LEGAL DESCRIPTION

PARCEL A

A PARCEL OF LAND IN THE EAST HALF OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 1 EAST, BEING A PART OF THE SAME LAND DESCRIBED IN A DEED TO PATRICIA ANN AND TOMMY DAVIS, RECORDED IN INSTRUMENT NUMBER 2000-41150, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;
BEGINNING AT A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER PLS16165", AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION;
THENCE S 00°04'49" E, ALONG THE EAST LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 1710.86 FEET TO A POINT;
THENCE S 84°50'36" W, ALONG THE NORTH LINE OF JAN MIDGLEY PROPERTY, AS RECORDED IN INST. 2003-38294, A DISTANCE OF 574.61 FEET TO A 1/2" REBAR, FOUND, STAMPED "R.Y.S.";
THENCE S 01°22'27" W, ALONG THE WEST LINE OF SAID MIDGLEY PROPERTY, A DISTANCE OF 226.34 FEET, TO A POINT;
THENCE S 00°04'48" E, ALONG THE WEST LINE OF THE JAN MIDGLEY PROPERTY, AS RECORDED IN INST. 1994-2715, A DISTANCE OF 375.00 FEET TO A POINT;
THENCE S 84°26'12" W, A DISTANCE OF 110.70 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER PLS16165";
THENCE N 00°03'33" W, ALONG THE EAST LINE OF THE WILLIAM & GLADYS DOROUGH PROPERTY, AS RECORDED IN INST. 2000-41149, A DISTANCE OF 2371.75 FEET, TO A POINT;
THENCE N 89°46'11" E, A DISTANCE OF 687.42 FEET TO THE POINT OF BEGINNING. THE HEREIN DESCRIBED PARCEL CONTAINS 29.04 ACRES OF LAND.



20130905000361950 2/3 \$78.00
Shelby Cnty Judge of Probate, AL
09/05/2013 03:38:48 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 Tommy Davis
Mailing Address 12896 Hwy 61
Wilsonville, AL 35180

Grantee's Name William F. Doran
Mailing Address 13014 Hwy 61
Wilsonville, AL 35180

Property Address _____
Hwy 161

Date of Sale 8-30-13
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessors Market Value \$ 58,000.00

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

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

