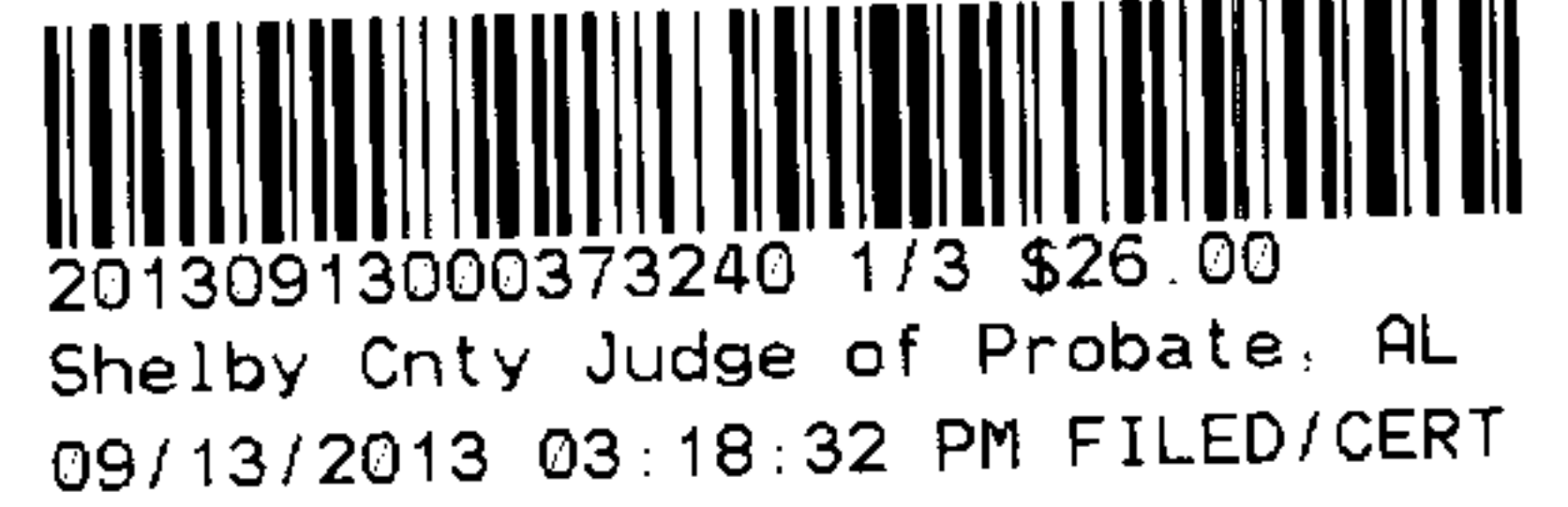


**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

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

Send Tax Notice to:  
**Raymond Misso**  
**140 Cripple Creek Lane**  
**Sterrett, AL 35147**

**WARRANTY DEED**



**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **SIX THOUSAND DOLLARS and NO/00 (\$6,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Tawnia Caldwell Richards, a married woman (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Raymond Misso (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.

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

The Grantor herein is only surviving heir at law of Robert J. Cather, II, and has been declared his widow.

**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 13<sup>th</sup> day of September, 2013.

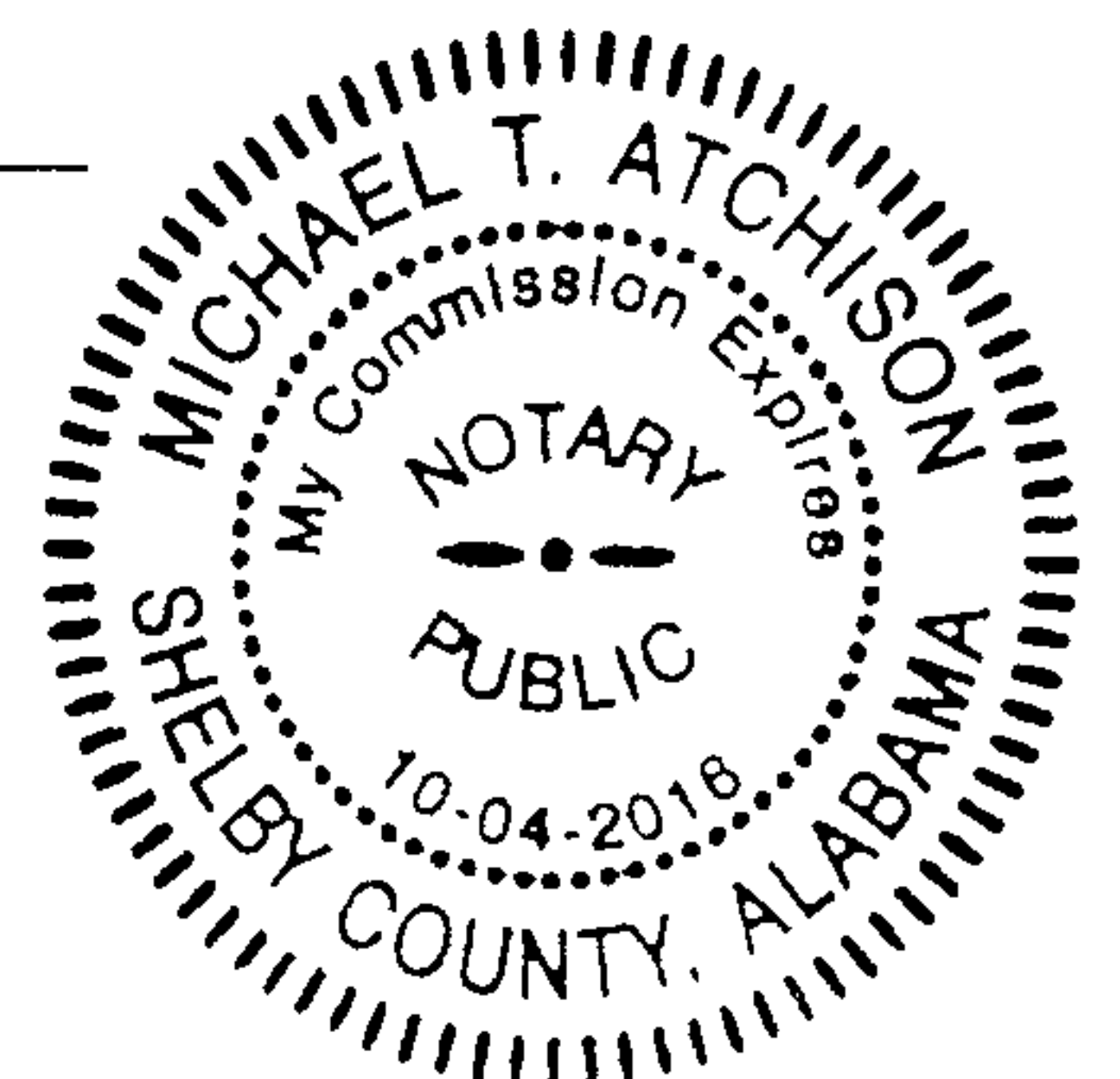
**Tawnia Caldwell Richards**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Tawnia Caldwell Richards**, 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 13<sup>th</sup> day of September, 2013.

Notary Public  
My Commission Expires: 10-4-16



Shelby County, AL 09/13/2013  
State of Alabama  
Deed Tax: \$6.00

EXHIBIT A  
LEGAL DESCRIPTION


**TRACT 5**

Commencing at a 1 ½" open pipe found at the NW corner of the NE 1/4 of the NE 1/4 of Section 22, Township 18 South, Range 1 East, Shelby County Alabama; thence S 0 degree 14' 04" W along the west line of said 1/4-1/4 for 648.26' to a 5/8" rebar set at the POINT OF BEGINNING; thence S 0 degree 14' 04" W 686.62' to a 5/8" rebar set (in place of a lighter pine knot found) at the SW corner of said 1/4-1/4; thence N 89 degrees 12' 46" E along the South line of said 1/4-1/4 for 161.94' to a 3/8" rebar found; thence N 0 degree 13' 57" E 393.79' to a 5/8" rebar set; thence along the centerline of Old Deer Road S 63 degrees 46' 13" E 31.86'; S 66 degrees 07' 38" E 62.78'; S 69 degrees 09' 40" E 73.89'; S 75 degrees 23' 50" E 17.97'; thence along the centerline of an easement for ingress and egress N 0 degree 15' 42" E 360.06' to a 5/8" rebar set; thence N 89 degrees 47' 35" W 334.78' to the POINT OF BEGINNING; said described tract containing 3.85 Acres, more or less.

**And**

**EASEMENT - Tract 5**

Commencing at a 1 ½" open pipe found at the NW corner of the NE 1/4 of the NE 1/4 of Section 22, Township 18 South, Range 1 East, Shelby County Alabama; thence S 0 degree 14' 04" W along the West line of said 1/4-1/4 883.44' to the POINT OF BEGINNING of the centerline of a 60' wide easement for ingress, egress, and utilities; thence N 75 degrees 23' 50" W 17.97'; thence N 69 degrees 09' 40" W 73.89'; thence N 66 degrees 07' 38" W 62.78'; thence N 63 degrees 46' 13" W 31.86'; thence N 63 degrees 46' 13" W 19.78' to the point of curvature or a tangent curve, concave to the south, having a radius of 526.40' and a central angle of 16 degrees 31' 32"; thence Northwest along said curve 151.83', curving to the left to the POINT OF ENDING.

  
20130913000373240 2/3 \$26.00  
Shelby Cnty Judge of Probate, AL  
09/13/2013 03:18:32 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 Tawnia Caldwell Richards Mailing Address 1937 2nd St SW Center Pt AL 35215
Grantee's Name Raymond Misso Mailing Address 140 Cripple Ck Ln Sterrett AL 35147
Property Address Vacant Sterrett AL
Date of Sale 9-13-13
Total Purchase Price \$ 6000.00
Actual Value \$
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 Mike T. Atchison
Sign Mike J. Atchison
(Grantor/Grantee/Owner/Agent) circle one

