

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Sonya F Thomas

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Five Thousand Dollars and zero cents (\$5000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Leroy Van Isbell, a single man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Sonya F Thomas (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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

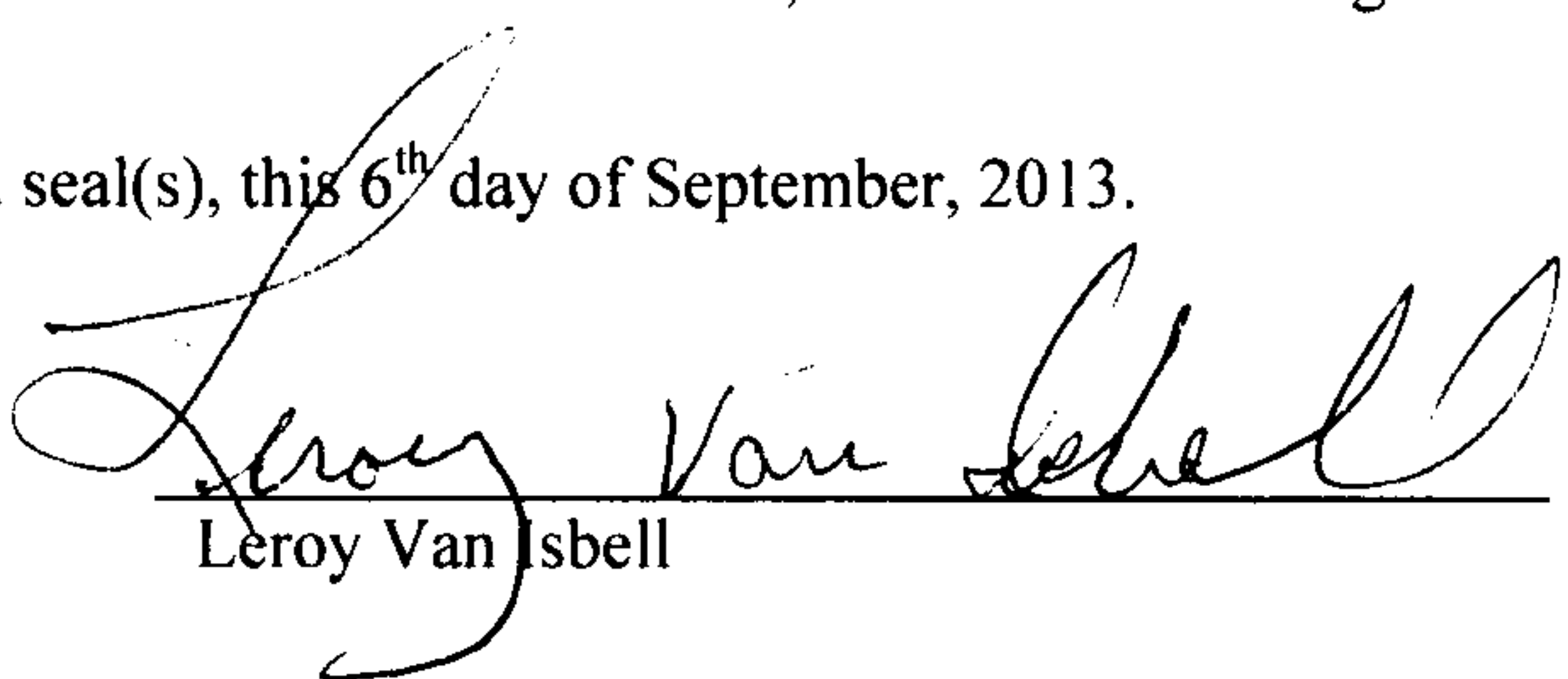
\$122,400.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

TO HAVE AND 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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 6th day of September, 2013.

_____	(SEAL)		(SEAL)
_____	(SEAL)	Leroy Van Isbell	(SEAL)
_____	(SEAL)	_____	(SEAL)
_____	(SEAL)	_____	(SEAL)
_____	(SEAL)	_____	(SEAL)

STATE OF ALABAMA

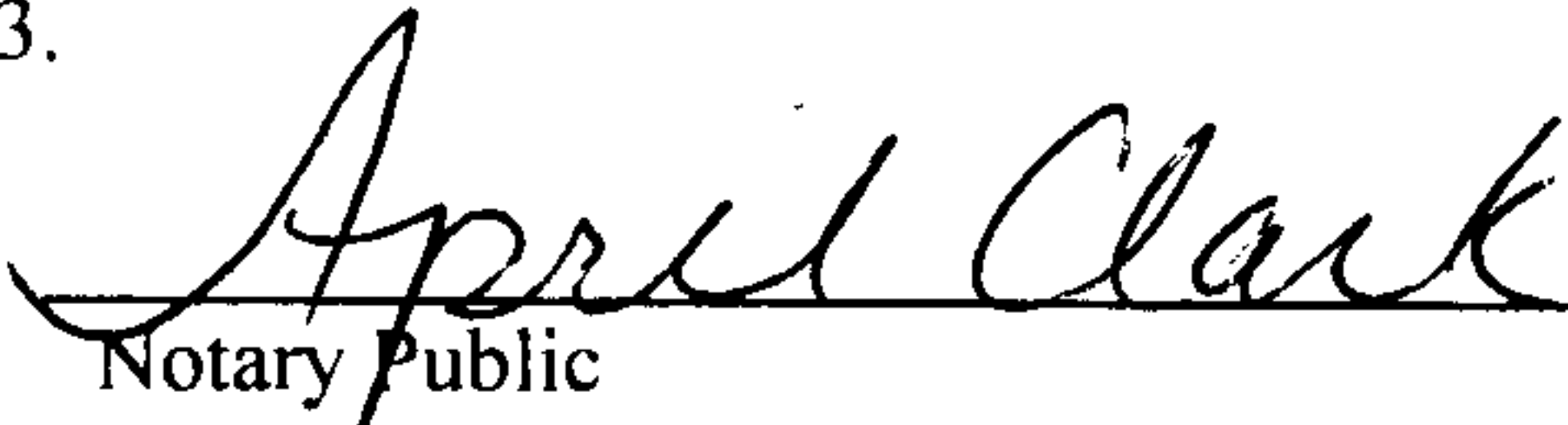
} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Leroy Van Isbell 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th September, 2013.

My Commission Expires: ~~10-4-16~~
1-9-2017


Notary Public

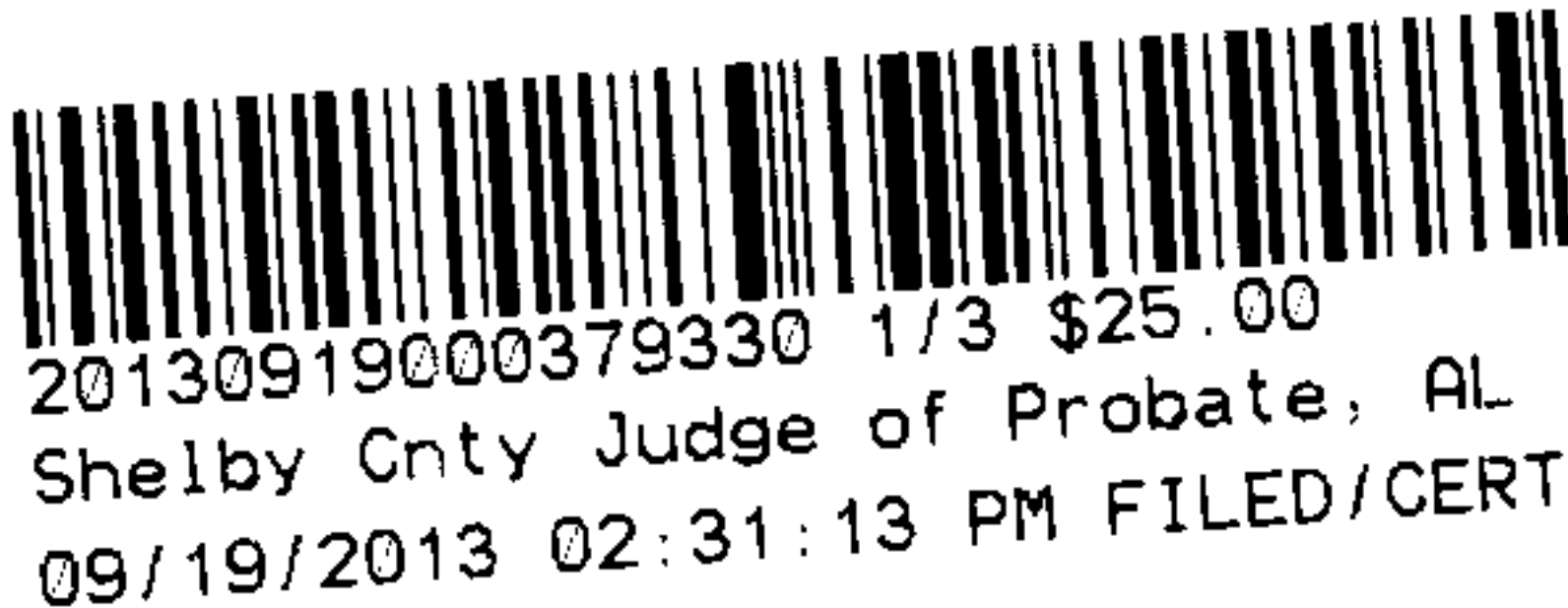


EXHIBIT A

From the Southeast corner of the NW ¼ of the SW ¼ of Section 35, Township 20 South, Range 1 West, Shelby County, Alabama; proceed North 01 degrees 00 minutes 43 seconds East along the East boundary of said NW ¼ of SW ¼, a distance of 200.57 feet; thence turn 92 degrees 55 minutes 45 seconds left and proceed South 88 degrees 05 minutes West a distance of 476.6 feet; thence turn 97 degrees 30 minutes 05 seconds right and proceed North 05 degrees 35 minutes East a distance of 486.95 feet; thence turn 00 degrees 18 minutes left and proceed North 05 degrees 17 seconds East a distance of 304.66 feet; thence turn 81 degrees 46 minutes left and proceed North 76 degrees 29 minutes West a distance of 63 feet to the point of beginning of herein described parcel of land; thence continue North 76 degrees 29 minutes West a distance of 190.0 feet; thence turn 90 degrees left and proceed South 13 degrees 31 minutes West a distance of 230 feet; thence turn 90 degrees left and proceed South 76 degrees 29 minutes East a distance of 190 feet; thence turn 90 degrees left and proceed North 13 degrees 31 minutes East a distance of 230.0 feet to the point of beginning of herein described parcel of land.

ALSO, an easement for an access road, said easement being 20 feet in width, the centerline of same being more particularly described as follows:

From the Southeast corner of the NW ¼ of the SW ¼ of Section 35, Township 20 South, Range 1 West; proceed North 01 degrees 00 minutes 43 seconds East along the East boundary of said NW ¼ of SW ¼, a distance of 200.57 feet; thence South 88 degrees 05 minutes West a distance of 476.6 feet; thence North 05 degrees 35 minutes East a distance of 486.95 feet; thence North 05 degrees 17 seconds East a distance of 304.66 feet; thence North 76 degrees 29 minutes West a distance of 63 feet to the Northeast corner of the above described parcel; thence turn 90 degrees left and proceed South 13 degrees 31 minutes West along the East boundary of said parcel a distance of 230.0 feet to the Southeast corner of said parcel; thence turn 90 degrees right and proceed North 76 degrees 29 minutes West along the South boundary of said parcel a distance of 70 feet to a point in the center of said 20 foot easement and being the point of beginning of herein described road easement; thence proceed along the center line of said easement the following courses: South 83 degrees 29 minutes West, 118.4 feet; thence North 44 degrees 54 minutes West, 144.0 feet; thence North 59 degrees 04 minutes West, 231.1 feet to the point of ending of the centerline of the above described 20 foot easement and being the point of beginning of the Northerly boundary of a 10 foot easement; thence proceed South 70 degrees 50 minutes West along the Northerly boundary of said 10 foot easement a distance of 302.59 feet; thence proceed South 53 degrees 29 minutes West along the Northerly boundary of said 10 foot easement a distance of 66.0 feet; thence proceed South 32 degrees 01 minutes West along the Northerly boundary of said 10 foot easement a distance of 121.47 feet to a point on the East right of way boundary of County Highway #47, the point of termination of herein described 10 foot easement.

ALSO, a 10-foot easement for an access road to the above described parcel of land, the South boundary of said easement being more particularly described as follows:

From the Southeast corner of the NW ¼ of the SW ¼ of Section 35, Township 20 South, Range 1 West; proceed North 01 degrees 00 minutes 43 seconds East along the East boundary of said NW ¼ of SW ¼, a distance of 200.57 feet; thence South 88 degrees 05 minutes West a distance of 476.6 feet; thence North 05 degrees 35 minutes East a distance of 486.95 feet; thence North 05 degrees 17 seconds East a distance of 304.66 feet; thence North 76 degrees 29 minutes West a distance of 63 feet to the Northeast corner of the above described parcel; thence proceed South 13 degrees 31 minutes West along the East boundary of said parcel a distance of 230 feet; thence proceed North 76 degrees 29 minutes West along the South boundary of said parcel a distance of 70 feet to a point in the center of the above described 20 foot easement; thence proceed along the centerline of said 20 feet easement the following courses: South 83 degrees 29 minutes West 118.4 feet; North 44 degrees 54 minutes West 144.0 feet; North 59 degrees 04 minutes West a distance of 231.1 feet to the point of beginning of the Southerly boundary of a 10 foot easement; thence proceed along the Southerly boundary of said 10 foot easement the following courses: South 70 degrees 50 minutes West, 302.59 feet; South 53 degrees 29 minutes West, 66.0 feet; South 32 degrees 01 minutes West along the Southerly boundary of said 10 foot easement a distance of 121.47 feet to a point on the Easterly right of way boundary of County Highway #47, being the point of termination of herein described 10 foot easement.


20130919000379330 2/3 \$25.00
Shelby Cnty Judge of Probate, AL
09/19/2013 02:31:13 PM FILED/CERT

Shelby County, AL 09/19/2013
State of Alabama
Deed Tax: \$5.00

Real Estate Sales Validation Form

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

Grantor's Name Leroy Van Isbell
Mailing Address Whippoorwill Ln

Grantee's Name Sonya F Thomas
Mailing Address 100 Foster Rd
Columbiana AL
35051

Property Address 100 Foster Rd
Columbiana AL
35051

Date of Sale 9-6-13
Total Purchase Price \$ 5000.00
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 Mike T. Atchison
Sign Mike J. Atchison
(Grantor/Grantee/Owner/Agent) circle one


20130919000379330 3/3 \$25.00
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