

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

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Perry Willis
5216 Hwy 47
Shelby Ala 35143

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration FIVE THOUSAND AND NO/00 DOLLARS (\$5,000.00), and 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, *Ermon Willis and wife, Amy Lou Hope;* *Gloria A. Pitts, a married woman and Perry E. Willis, a married man* (herein referred to as *Grantor*) grant, bargain, sell and convey unto *Perry Willis* (herein referred to as *Grantees*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

Ermon Willis reserves a Life Estate into described property herein.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2012.
2. Easements, restrictions, rights of way, and permits of record.
- 3.

No part of the homestead of Amy Lou Hope, Mary Helen Shirley, Gloria A. Pitts or Perry E. Willis.

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 April, 2012.

Ermon Willis
Ermon Willis

Amy Lou Hope
Amy Lou Hope

Gloria Pitts
Gloria A. Pitts

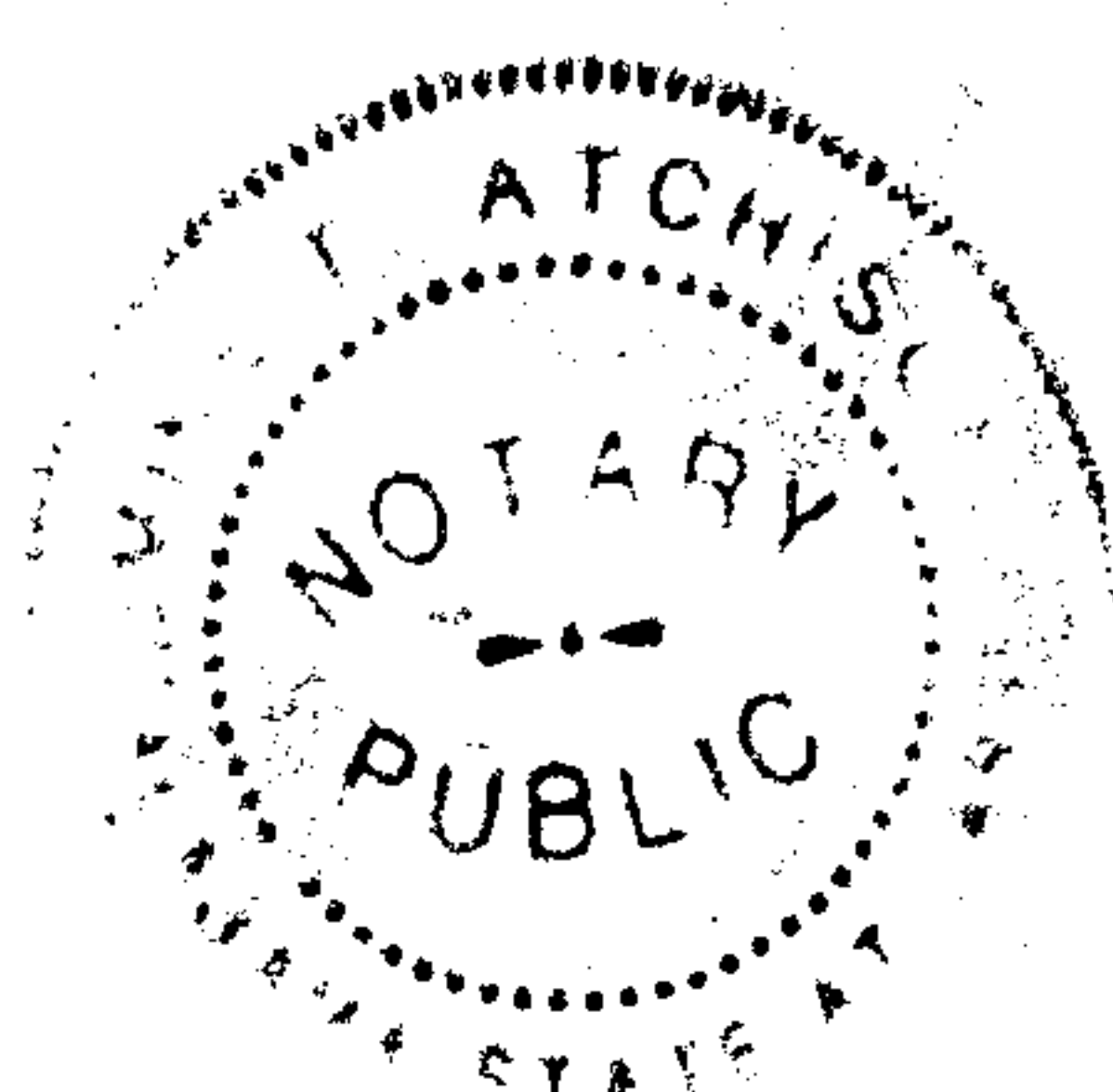
Perry E Willis
Perry Willis

STATE OF ALABAMA)
COUNTY OF SHELBY)

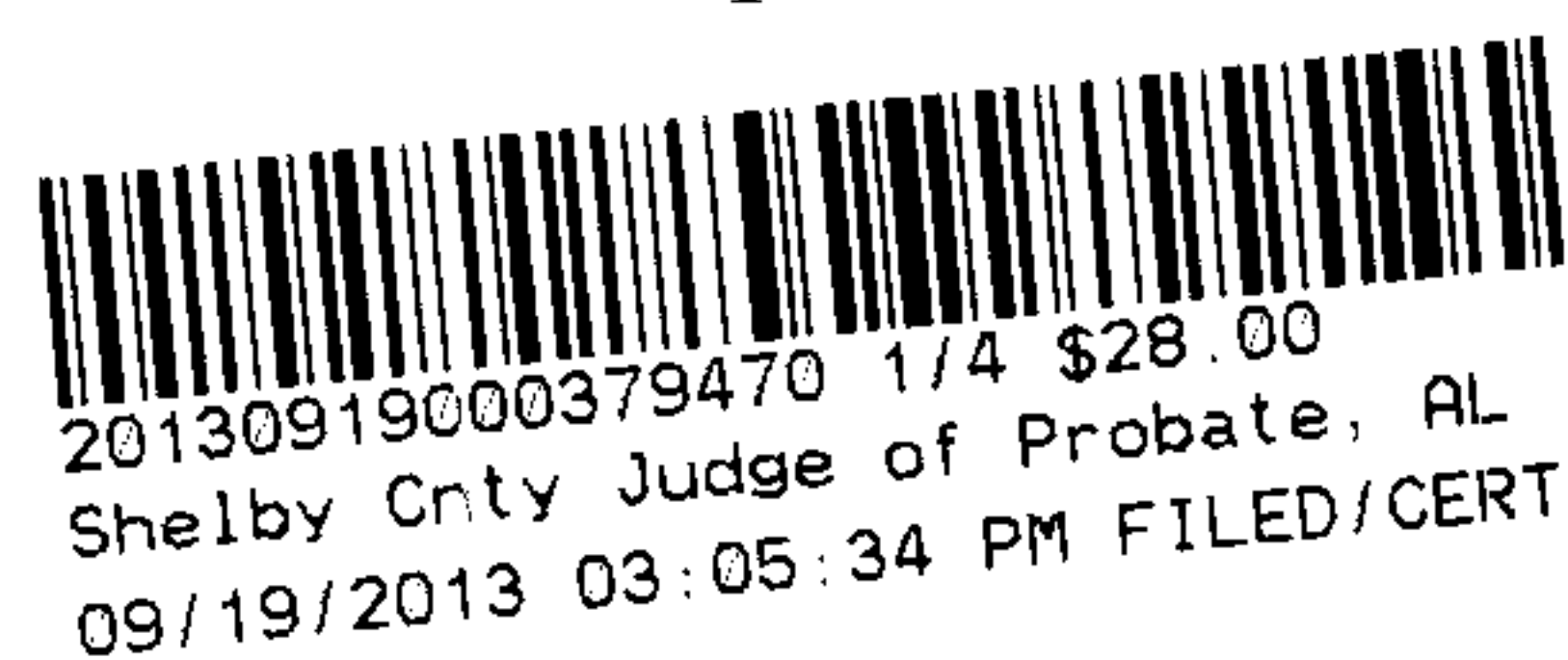
I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Ermon Willis, Amy Lou Hope and Perry Wills* whose names are signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of April, 2012.

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



[Signature]
Notary Public
My Commission Expires: 10-16-12



STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that
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.

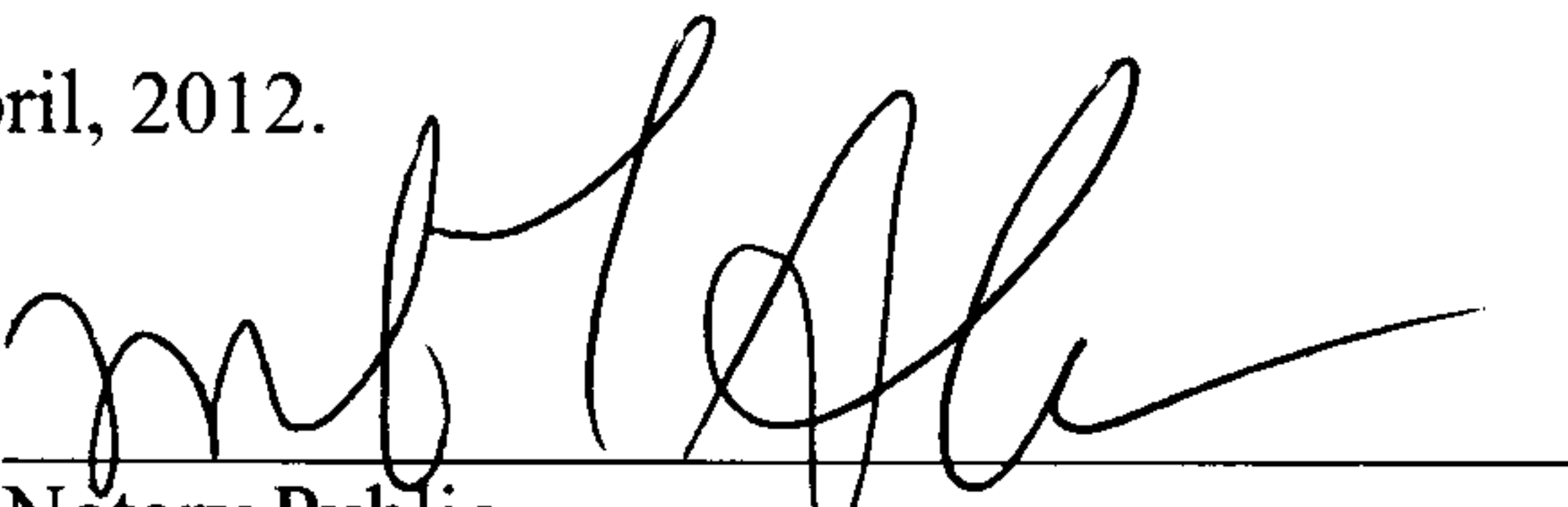
Given under my hand and official seal this _____ day of April, 2012.

Notary Public
My Commission Expires: 10-16-12

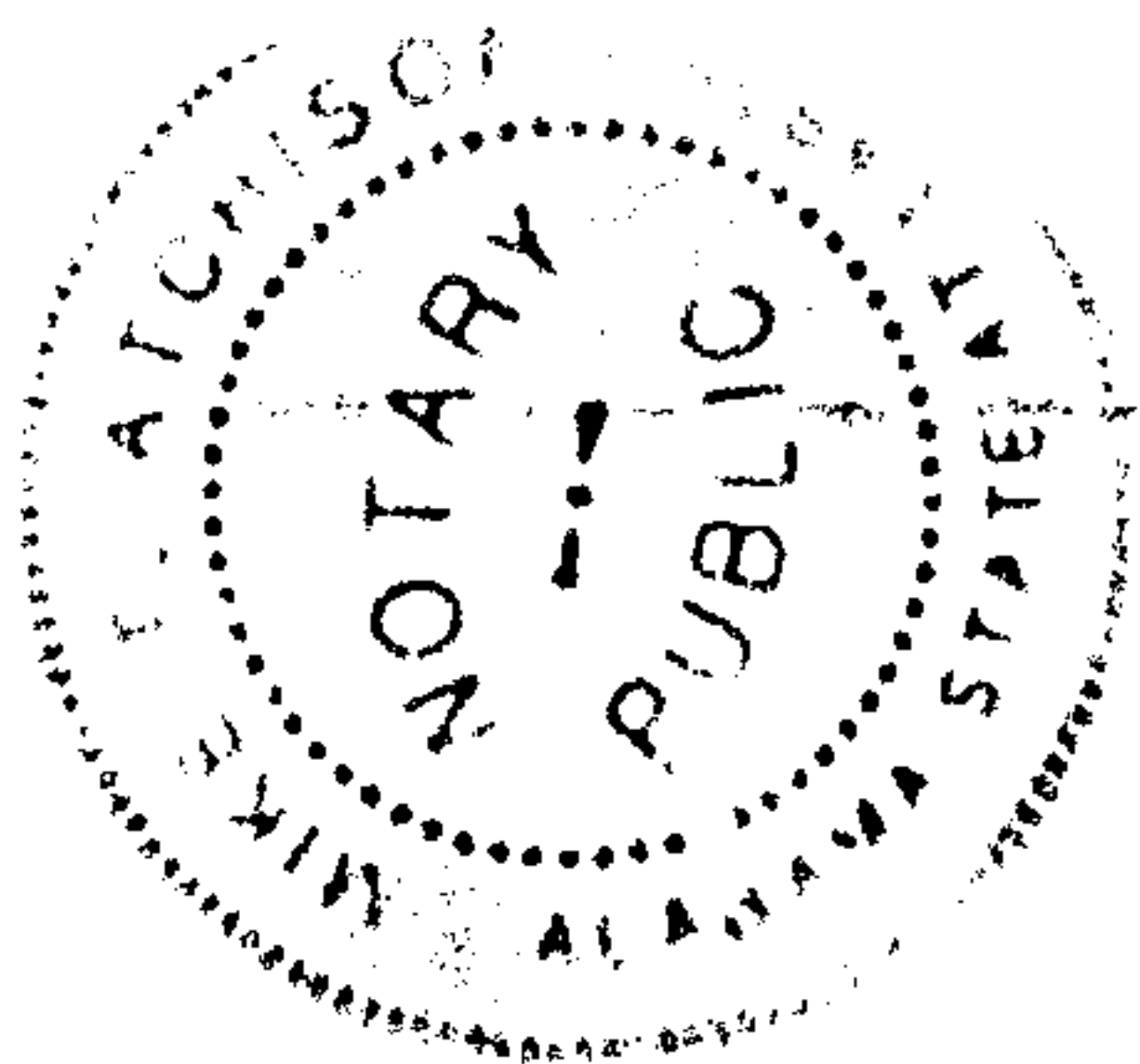
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Gloria
A. Pitts** 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 April, 2012.



Notary Public
My Commission Expires: 10-16-12




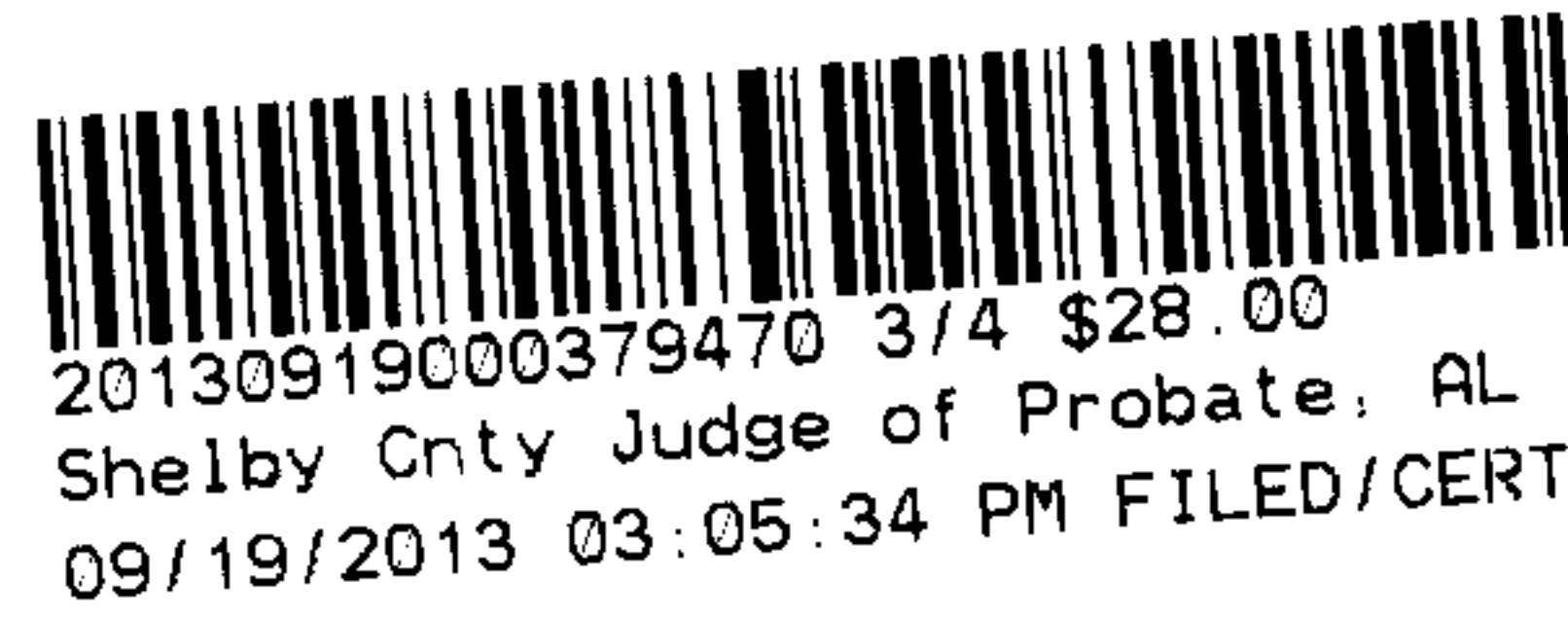

20130919000379470 2/4 \$28.00
Shelby Cnty Judge of Probate, AL
09/19/2013 03:05:34 PM FILED/CERT

EXHIBIT A
LEGAL DESCRIPTION

Begin at Southwest corner of Fractional Section 19, Township 22, Range 1 East. Thence North 3 degrees 30 minutes West 1026.8 feet to an iron stake on Huntsville Meridian. Thence 86 degrees 30 minutes East 615.2 feet to the Northwest corner of Arvil Benson Lot. Thence South 3 degrees 30 minutes East 210 feet to Southwest corner of above lot. Thence North 86 degrees 30 minutes East 242 feet for a point of beginning, continue North 86 degrees 30 minutes East 210 feet to West boundary of old Montgomery road. Thence South 12 degrees 10 minutes East 64.9 feet tot a stake. Thence South 18 degrees 10 minutes East 150 feet to a stake. Thence 86 degrees 30 minutes West 260 feet. Thence North 3 degrees 30 minutes West 210 feet to point of beginning. Lying and being in Fraction D of Fractional Section 19, Township 22, Range 1 East. Situated in Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name Ermon Willis
Mailing Address 5120 Hwy 47
Shelby, AL 35143

Grantee's Name Perry Willis
Mailing Address 5210 Hwy 47
Shelby, AL 35143

Property Address 5120 Hwy 47
Shelby, AL
35143

Date of Sale _____
Total Purchase Price \$ 5,000.00
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 Mike T. Atkinson

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



20130919000379470 4/4 \$28.00
Shelby Cnty Judge of Probate, AL
09/19/2013 03:05:34 PM FILED/CERT