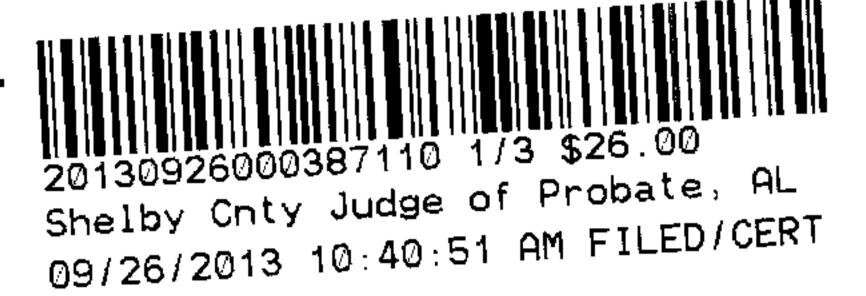
This instrument was prepared by: Wallace, Ellis, Fowler, Head & Justice P O Box 587 Columbiana, AL 35051

Send Tax Notice to: **Shelby County Board of Education** P O Box 1910 Columbiana, AL 35051

## WARRANTY DEED

STATE OF ALABAMA) **SHELBY COUNTY** 



KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Thousand and No/00 Dollars (\$100,000.00) to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Andrew Lilly, Jr., single, Beverly A. Chappell, married, Vickie Gainer, married, Joanna Davis, single, Andress L. Wooley, married, Dorothy Turner, married, and Charlotte Lilly Ward, single, (herein referred to as grantor, whether one or more) do grant, bargain, sell and convey unto, County Board of Education of Shelby County, Alabama, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 2 and 3, in Block G, according to survey of South Montevallo Subdivision, as shown by map or plat thereof recorded in Map Book 3, at Page 41, Office of the Judge of Probate of Shelby County, Alabama, said subdivision also being known as Reynolds Addition to Montevallo.

Said property is further described as Lots 2 and 3, Block 1 or G, according to Lee's Addition to Montevallo (an unrecorded survey), according to survey of Allen Whitley, Registered Land Surveyor, dated August 9, 1977. Situated in Shelby County, Alabama.

Subject to 2013 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

The herein Grantors are all the children and sole heirs at law of Andrew Lilly and wife, Dorothy Woods Lilly.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS OR THEIR RESPECTIVE SPOUSES.

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 264 day of

Beverly A. Chappell, Conservator for Andrew

Lilly, Jr., an Incapacitated Person

Vickie Gainer

By:

|     | Joanna Danis   |
|-----|--|
| By: | Beverly A. Chappell, Agent   |
| By: | Andress L. Wooley  Blue A-Chappell, Agent  Beverly A. Chappell, Agent                        |
| By: | Dorothy Juner  Dorothy Turner  Blund A. Chappell, Agent                                      |
| By: | Charlotte Lilly Ward  Charlotte Lilly Ward  Charlotte Lilly Ward  Beverly A. Chappell, Agent |

## STATE OF ALABAMA SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Beverly A. Chappell, individually, and as Conservator for Andrew Lilly, Jr., an incapacitated person, who 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 individually and in her capacity as said Conservator

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

My Commission Expires: 9/12/15

STATE OF ALABAMA SHELBY COUNTY Notary Public

20130926000387110 2/3 \$26.00 Shelby Cnty Judge of Probate, AL 09/26/2013 10:40:51 AM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Beverly A. Chappell, individually, and as Agent for Vickie Gainer, Joanna Davis, Andress L. Wooley, Dorothy Turner and Charlotte Lilly Ward, who 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 individually and in her capacity as said Agent.

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

| Classical Seal this 26th day of Soplember, 2013.
| My Commission Expires: 9/12/15

## Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

| Grantor's Name Heirs of Andrew Lilly & Dorothy Woods Lilly c/o Beverly Chappell Mailing Address 3660 West Ashby Road   |  | County Board of Education Shelby County, AL P. O. Box 1910                                       |
|--|--|--|
| Brierfield, AL 35035   |  | Columbiana, AL 35051   |
| Property Address 245 Selma Road, Montevallo, AL  | Date of Sale _   | 9-26-13  |
|  | Total Purchase Price   | \$100,000.00   |
|  | Actual Value   | \$   |
|  | or<br>Assessor's Market Val  | ue \$  |
| The purchase price or actual value claimed on this form ca<br>one) (Recordation of documentary evidence is not required  |  | wing documentary evidence: (check  |
| <del></del>  | praisal  |  |
| Sales ContractOthe<br>x_Closing Statement  | er   |  |
| If the conveyance document presented for recordation con of this form is not required.   | tains all of the required  | information referenced above, the filing   |
|  | structions   |  |
| Grantor's name and mailing address - provide the name of the person of   |  |  |
| Grantee's name and mailing address - provide the name of the person of   |  | property is being conveyed.  |
| Property address -the physical address of the property being conveyed,  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 proprecord.   |  | being conveyed by the instrument offered for   |
| Actual value - if the property is not being sold, the true value of the prorecord. This may be evidenced by an appraisal conducted by a licensed   | perty, both real and personal, appraiser or the assessor's cur           | being conveyed by the instrument offered for rrent market value.                                 |
| If no proof is provided and the value must be determined, the current est determined by the local official charged with the responsibility of valui penalized pursuant to Code of Alabama 1975§ 40-22-1 (h). | stimate of fair market value, en ng property for property tax p          | xcluding current use valuation, of the property as urposes will be used and the taxpayer will be |
| I attest, to the best of my knowledge and belief that the information constatements claimed on this form may result in the imposition of the pen   | ntained in this document is tru<br>alty indicated in <u>Code of Alak</u> | e and accurate. I further understand that any false bama 1975§ 40-22-1 (h).                      |
| Date 9-26-13 Y-Sign Grantor/Grantee  | Charles (Owner/Agent) circle one   | yul_   |
| Print Beverly  | A. Chapell   |  |
| Unattested(Verified by   | y)   | 20130926000387110 3/3 \$26.00<br>Shelby Cnty Judge of Probate, AL                                |
| Form RT-1  |  | 09/26/2013 10:40:51 AM FILED/CERT  |