

Prepared by:
Latham, Huntley &
Associates, LLC
PO Box 1319
Clanton, Al. 35046
Grantee address:

255 CR 726
Calhoun AL 35040

20131002000395830 1/2 \$22.00
Shelby Cnty Judge of Probate, AL
10/02/2013 02:49:08 PM FILED/CERT

Shelby County, AL 10/02/2013
State of Alabama
Deed Tax: \$5.00

STATE OF ALABAMA

CHILTON COUNTY

THIS SPACE IS FOR RECORDING DATA ONLY

KNOW ALL MEN BY THESE PRESENTS THAT IN CONSIDERATION OF **Forty Thousand Dollars and no/100 (\$40,000.00)**, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or **Harrell Broadhead and wife Joy Broadhead** (herein referred to as grantors, whether one or more), grant, bargain, sell and convey unto **James L. Broadhead** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama:

Commence at the Southwest Corner of the Northwest ¼ of the Northeast ¼ of Section 11, Township 24 North Range 15 East, Shelby County, Alabama and run North 90 degrees 00 minutes 00 seconds East for 716.05 feet, thence run North 54 degrees 04 minutes 32 seconds East for 1045.95 feet ; thence run North 57 degrees 15 minutes 25 second East for 112.43 feet to a point in the centerline of a 18 foot wide asphalt roadway and the point of beginning. From said POB, thence run North 59 degrees 03 minutes 20 seconds East along said centerline for 192.29 feet; thence leaving said roadway run North 48 degrees 03 minutes 05 seconds West for 230.88 feet; thence run South 43 degrees 30 minutes 32 seconds West for 154.51 feet; thence run south 32 degrees 33 minutes 43 seconds east for 184.69 feet to the point of beginning. Said parcel containing 0.764 acres more or less.

The above described parcel is subject to an existing 20 foot easement for access as recorded in Instrument 1994-30264 in the Office of the Judge of Probate of Shelby County, Alabama according to the survey of Joseph E. Conn Jr. Al Reg 9049 dated September 1, 1994

\$35,000.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantees, his, her or their heirs and assigns,

And, I(we) do for myself(ourselves) and for my(our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we) have a good right to sell and convey the same as aforesaid; that they are free from all encumbrances, unless otherwise stated above; that I(we) will, and my(our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s) this
day of _____, 2013.

Harrell Broadhead
Harrell Broadhead

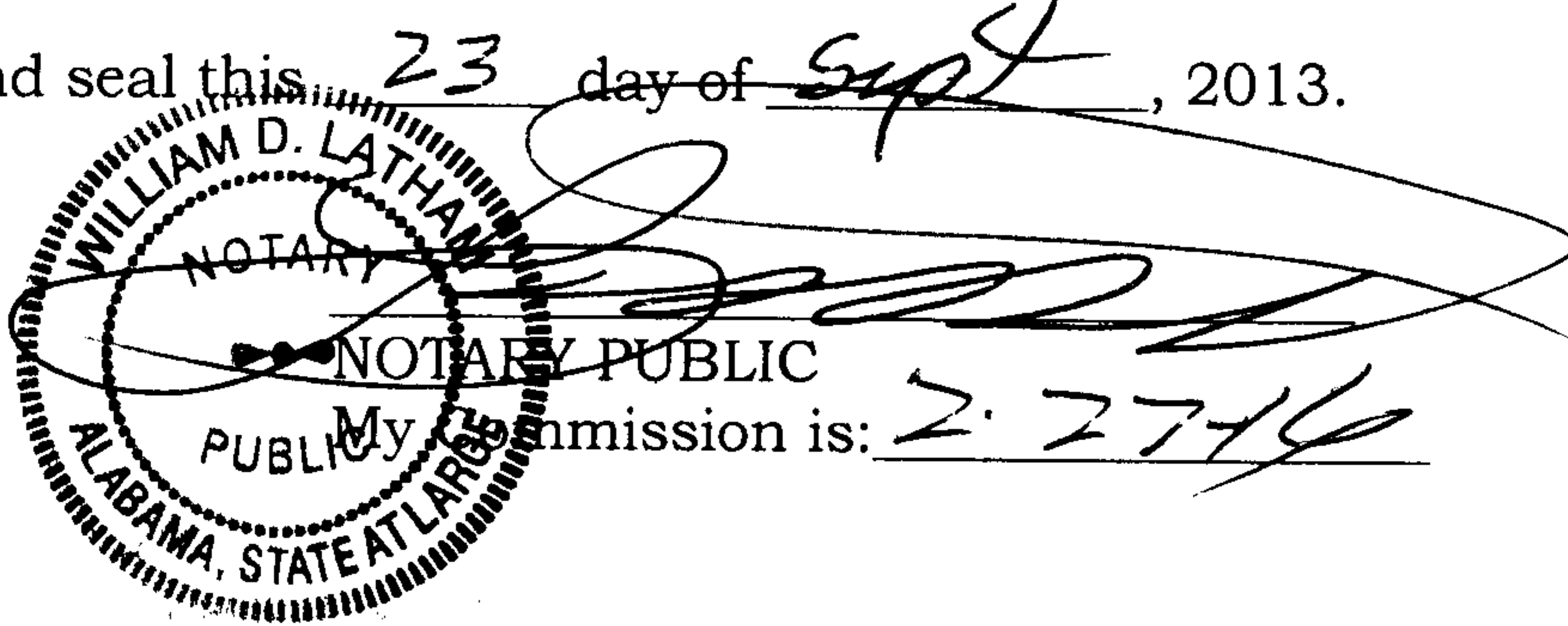
Joy Broadhead
Joy Broadhead

STATE OF ALABAMA
CHILTON COUNTY

I, the undersigned, hereby certify that, **Harrell Broadhead and Joy Broadhead**, 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 seal this 23 day of Sept, 2013.

The preparer of this document has not
examined title to the property described herein
and makes no certification as to title.



Legal Description
provided by
Grantor/Grantee

Real Estate Sales Validation Form

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

Grantor's Name Harrell Broadhead
Mailing Address MS

Grantee's Name James Broadhead
Mailing Address 255 CR 724
Calera AL 35040

Property Address 95^{Clear} Springs Way
Shelby - 35043

Date of Sale 9/23/13
Total Purchase Price \$ 40,600.

or
Actual Value \$

or
Assessor's Market Value \$



20131002000395830 2/2 \$22.00
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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 record.

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 evidenced 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 estimate of 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 § 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 § 40-22-1 (h).

Date 10/2/13

Unattested

(verified by)

Print James L Broadhead

Sign James L Broadhead
(Grantor/Grantee/Owner/Agent) circle one