

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:

Charles Mobley
PO Box 817
Colorado Springs, CO 80908

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FORTY FOUR THOUSAND EIGHT HUNDRED DOLLARS and NO/00 (\$44,800.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Mike Mims and wife, Teresa Mims (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Charles W. Mobley (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

A parcel of land situated in the NE ¼ of Section 20, Township 20 South, Range 2 East, Shelby County, Alabama and being bound on the West side by the West line of said ¼ section and on the North, East and South sides by the centerline of Yellowleaf Creek.

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.

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 19th day of September, 2013.

Mike Mims

Mike Mims

Teresa Mims

Teresa Mims

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Mike Mims and Teresa Mims**, 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 19th day of September, 2013.

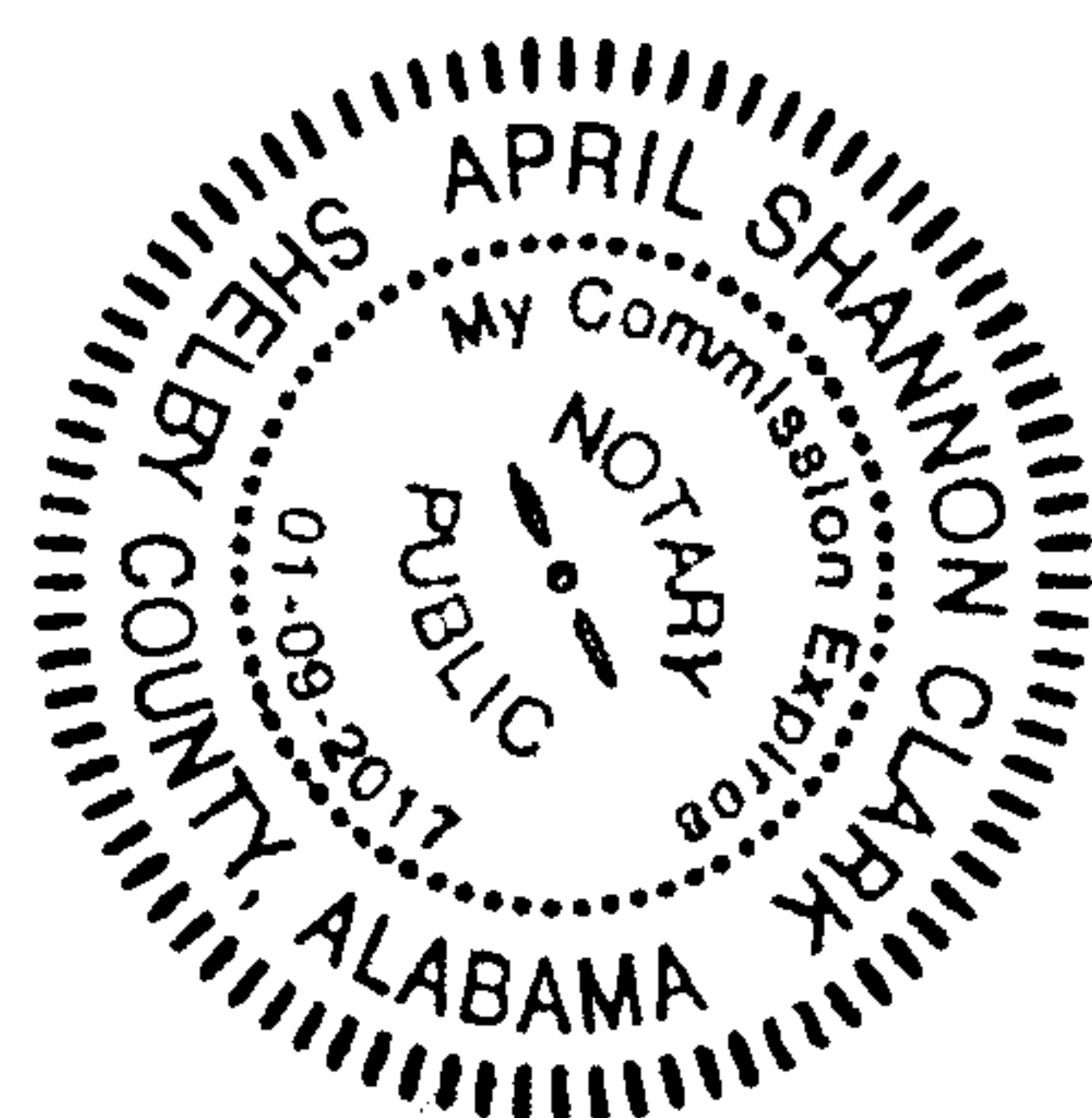
April Clark

Notary Public

My Commission Expires: 1-9-2017

Shelby County, AL 10/02/2013
State of Alabama
Deed Tax: \$45.00

20131002000395900 1/2 \$62.00
Shelby Cnty Judge of Probate, AL
10/02/2013 03:08:27 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 Mike Mims
Mailing Address 12 Dusty Way
Harpersville AL
35078

Grantee's Name Charles Mobley
Mailing Address PO Box 817
Colorado Springs
CO 80901

Property Address Vacant

Date of Sale 9-19-13
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessors Market Value \$ 44,800.00

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 Tax Value

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 _____

Print Mike Mims

☐ Unattested _____
(verified by)

Sign Mike Mims
(Grantor/Grantee/Owner/Agent) circle one

