


1309034

This Instrument was Prepared by:

Send Tax Notice To: Susan Malon
P. O. Box 524
Chelsea, AL 35043

Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219


20131015000411320 1/3 \$55.00
Shelby Cnty Judge of Probate, AL
10/15/2013 03:05:40 PM FILED/CERT

Shelby County, AL 10/15/2013
State of Alabama
Deed Tax: \$35.00

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Thirty Four Thousand Nine Hundred Dollars and No Cents (\$34,900.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Sharon Nanette Reid, a married woman and Sharon Nanette Reid, Executrix for the Estate of Perry Ann Norton, deceased, Probate Case No. 2012-216337, Jefferson County, Alabama, whose mailing address is 5000 12th Court South, Birmingham, AL 35222** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Susan Malon, whose mailing address is P. O. Box 524, Chelsea, AL 35043** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is Old Highway 280, Chelsea, AL 35043**; to wit;

A TRACT OF LAND SITUATED IN THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 19, RANGE 1 WEST, DESCRIBED AS FOLLOWS: BEGIN AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE SAID NORTHEAST QUARTER OF NORTHEAST QUARTER OF SAID SECTION 25, AND WHICH LINE IS THE HUNTSVILLE MERIDIAN, WITH THE NORTH RIGHT OF WAY LINE OF THE FLORIDA SHORT ROUTE HIGHWAY AND RUN THENCE IN A WESTERLY DIRECTION AND ALONG THE NORTH RIGHT OF WAY LINE OF SAID FLORIDA SHORT ROUTE, A DISTANCE OF 315 FEET TO A POINT, AND RUN THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25; RUN THENCE EAST ALONG THE NORTH LINE OF SAID FORTY TO THE NORTHEAST CORNER OF SAID SECTION 25; RUN THENCE SOUTH AND ALONG THE EAST LINE OF SAID SECTION 25 TO THE POINT OF BEGINNING. ALL LYING AND BEING IN SHELBY COUNTY, ALABAMA.

This property does not constitute the homestead of the sellers, nor their spouses.

See attached Exhibit A for escrow agreement.

Subject to:

1. All taxes for the year 2014 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.
3. Rights or claims of parties in possession not shown by the public records.
4. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.
5. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

SNE

20131015000411320 2/3 \$55.00
Shelby Cnty Judge of Probate, AL
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Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

And we do ourselves and for our heirs, executors and administrators covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 23rd day of September, 2013.

Sharon Nanette Reid
Sharon Nanette Reid

Sharon Nanette Reid, Executrix
Sharon Nanette Reid, Executrix for the Estate of Perry Ann Norton, deceased, Probate Case No. 2012-216337, Jefferson County, Alabama

State of Alabama

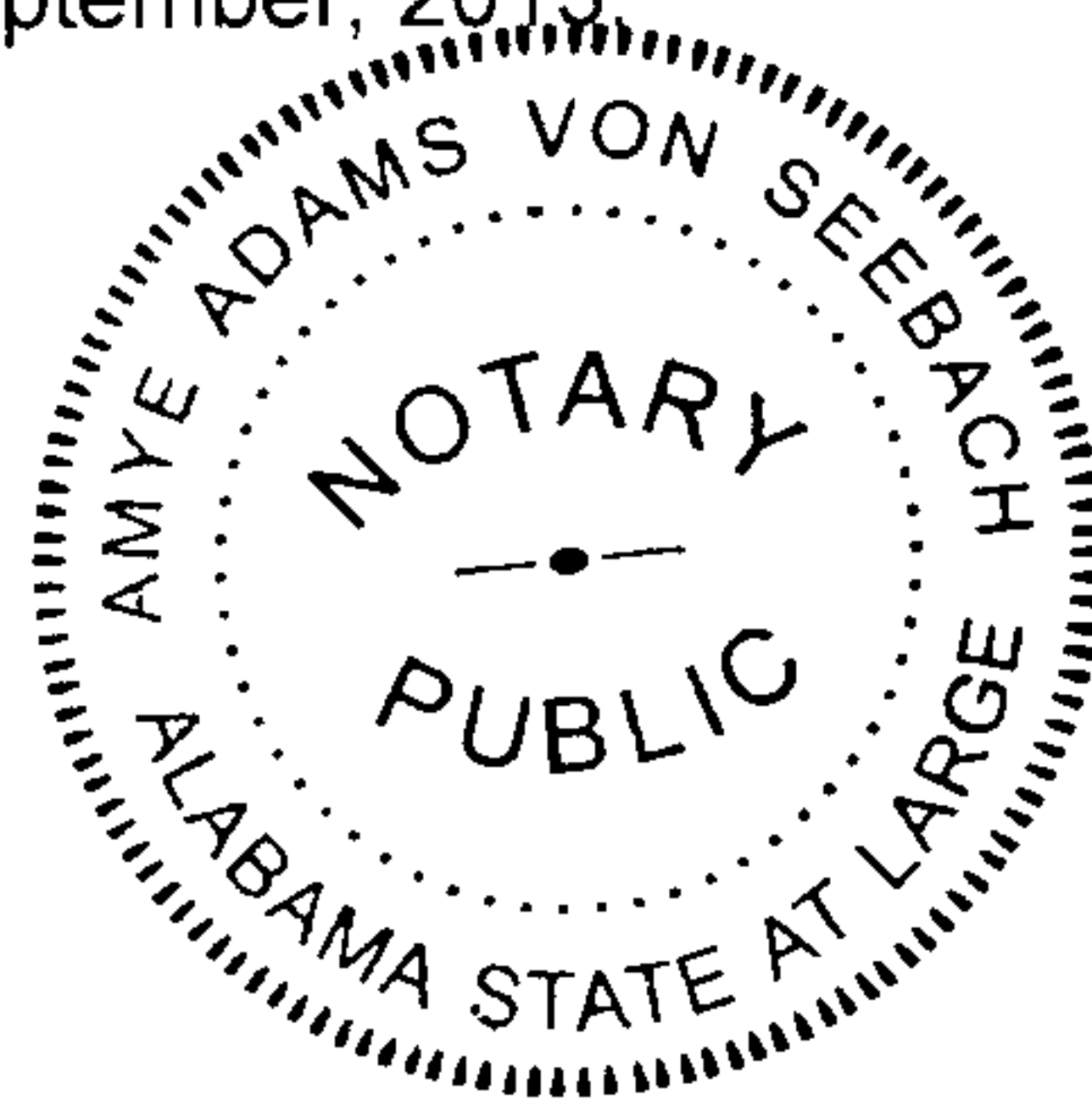
} General Acknowledgment

Jefferson County

I, Amye Adams von Seebach, a Notary Public in and for the said County, in said State, hereby certify that Sharon Nanette Reid, 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 the 23rd day of September, 2013.

Amye Adams von Seebach
Notary Public, State of Alabama
Amye Adams von Seebach
Printed Name of Notary MY COMMISSION EXPIRES
My Commission Expires: JUNE 17, 2017



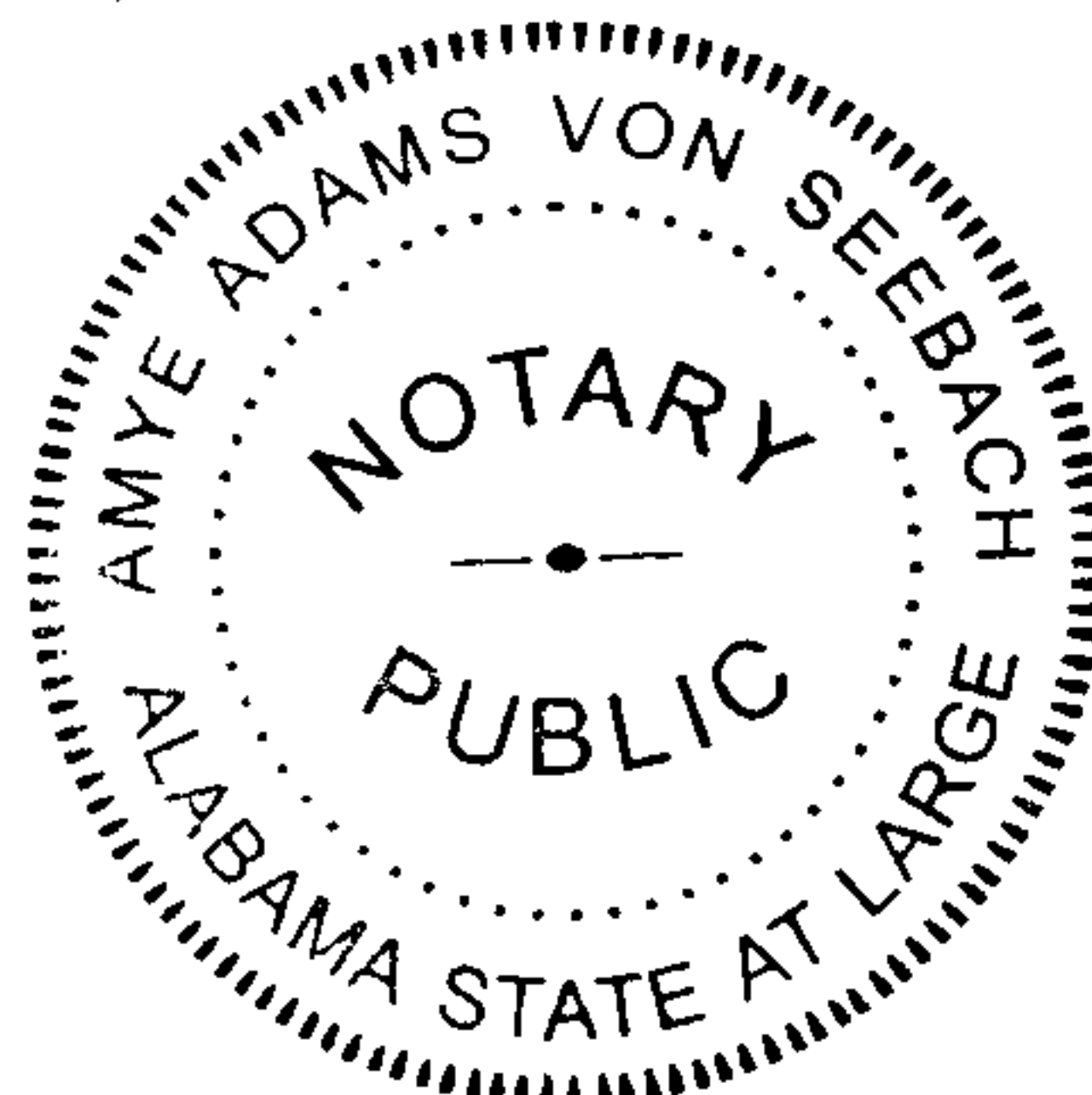
State of Alabama

Jefferson County

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Sharon Nanette Reid, whose name is signed as Executrix of the Estate of Perry Ann Norton, deceased, Probate Case #2012-216337, Jefferson County, Alabama, who is known to me, acknowledged before me this date that, being informed of the conveyance, she, in her capacity as such Executrix, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this 23rd day of September, 2013.

Amye Adams von Seebach
Notary Public
MY COMMISSION EXPIRES
JUNE 17, 2017
My commission expires: _____



Real Estate Sales Validation Form

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

Grantor's Name Sharon Nanette Reid
Sharon Nanette Reid, Executrix for
the Estate of Perry Ann Norton,
deceased, Probate Case No.
2012-216337, Jefferson County,
Alabama
Mailing Address 5000 12th Court South
Birmingham, Alabama 35222
Property Address Old Highway 280
Chelsea, Alabama 35043

Grantee's Name Susan Malon
Mailing Address P. O. Box 524
Chelsea, Alabama 35043
Date of Sale September 23, 2013
Total Purchase Price \$34,900.00
or
Actual Value
or
Assessor's 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
X 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 of 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 per alty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date September 23, 2013

Print SHARON NANETTE REID

Unattested

Sign Sharon Nanette Reid

Form RT-1

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

