

STATE OF ALABAMA

COUNTY OF SHELBY

*
*
*

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Twenty-Six Thousand Nine Hundred Seventy-Five and NO/100 (\$26,975.00) Dollars and other good and valuable consideration to the undersigned, Harold Miller and wife Maurine Miller, herein referred to as Grantors, in hand paid by Katina Abbott, a married woman referred to as Grantee, the receipt of which is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT 'A' LEGAL DESCRIPTION

This conveyance is prepared without the benefit of title search on the part of the preparer.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns forever; it being the intention of the parties to this conveyance that the interest in fee simple shall pass to the heirs and assigns of the Grantee herein.

And the Grantors do for themselves and for their heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises; that they have a good right to sell and convey the same as aforesaid; that they will and their 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 except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set her hand and seal this the 09th day of May, 2012.

Mortgage previously recorded
20120620000217910

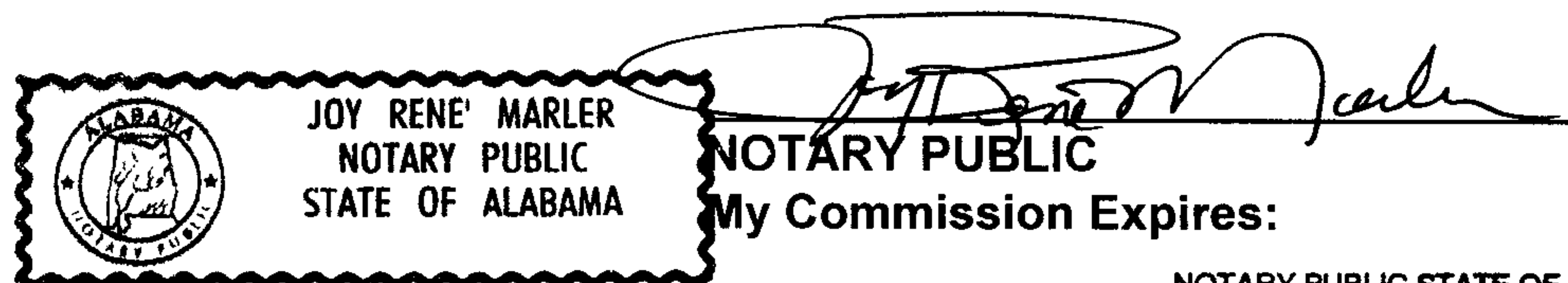

Harold Miller


Maurine Miller

STATE OF ALABAMA,
SHELBY COUNTY.

I, the undersigned authority, in and for said County, in said State, hereby certify that, Harold Miller and wife Maurine Miller whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 09th day of May 2012,
2012.



NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Sept 20, 2014
BONDED THRU NOTARY PUBLIC UNDERWRITERS

This document prepared by:
Gregory S. Graham, PC
File #C212-0412
P. O. Drawer 307
Childersburg, Alabama 35044

Send Tax notice to:
Katina Abbott


20131017000413880 1/3 \$20.50
Shelby Cnty Judge of Probate, AL
10/17/2013 03:30:58 PM FILED/CERT

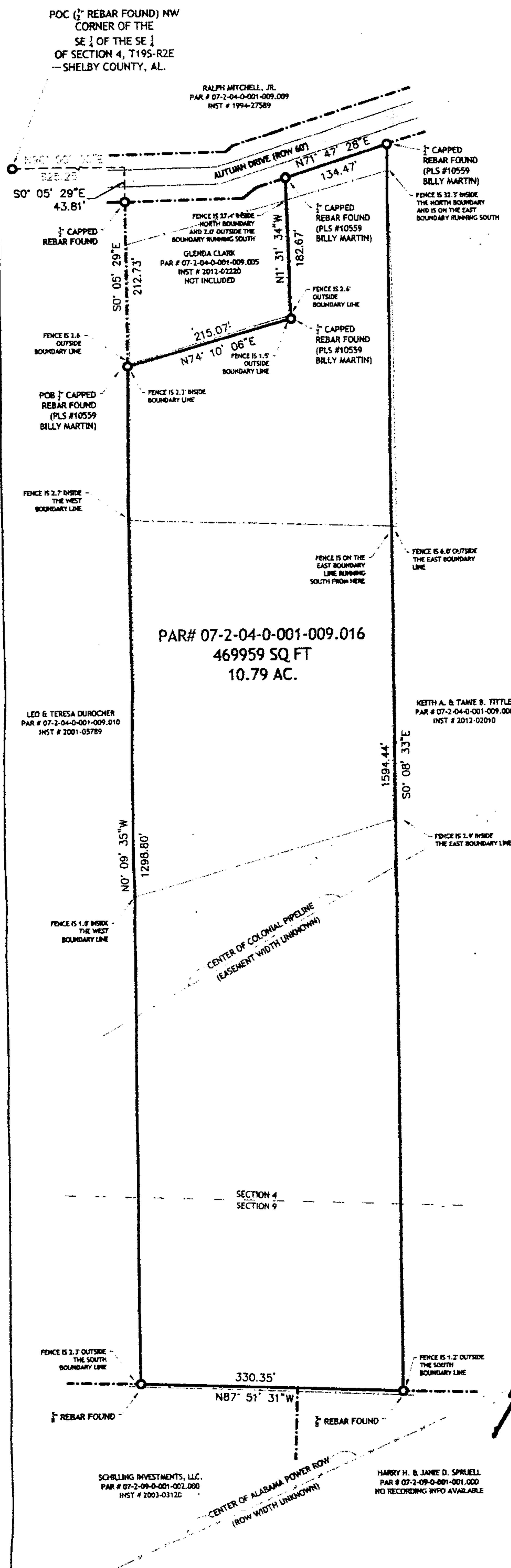
Shelby County, AL 10/17/2013
State of Alabama
Deed Tax: \$.50

EXHIBIT "A" LEGAL DESCRIPTION

ers\Jason\Documents\Bailey Land Group\Project\2012\12031 Autumn Drive Vincent AL\CADD\12031.dwg

Mar 22, 2012 - 2:59pm

Jason



LEGAL DESCRIPTION:

A parcel of land located in the SE 1/4 of the SE 1/4 of Section 4 and the NE 1/4 of the NE 1/4 of Section 9 all in Township 19 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows:

Commence at the Northwest corner of the SE 1/4 of the SE 1/4 of Section 4, Township 19 South, Range 2 East, Shelby County, Alabama; thence N90° 00' 00"E for 825.25'; thence S0° 05' 29"E for 43.81' to a 1/2" rebar found on the Southerly right-of-way boundary of Autumn Drive (ROW 60'); thence continue S0° 05' 29"E for 212.73' to a 1/2" capped rebar found (PLS #10559, Billy Martin), and the point of beginning; thence N74° 10' 06"E for 215.07' to a 1/2" capped rebar found (PLS #10559, Billy Martin); thence N1° 31' 34"W for 182.67' to a 1/2" capped rebar found (PLS #10559, Billy Martin) on the Southerly right-of-way of Autumn Drive (ROW 60'); thence N71° 47' 28"E along said right-of-way for 134.47' to a 1/2" capped rebar found (PLS #10559, Billy Martin); thence leaving said right-of-way S0° 08' 33"E for 1594.44' to a 5/8" rebar found; thence N87° 51' 31"W for 330.35' to a 5/8" rebar found; thence N0° 09' 35"W for 1298.80' to the point of beginning, containing 10.79 acres +/-.

NOTES:

- Field work for this survey was completed on 3-16-12.
- All easements and rights-of-way of which the surveyor had knowledge at the time of the survey have been shown. The surveyor has made no investigation or search for easements or record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- No underground utilities were located as a part of this survey.
- The bearing base for this survey is based on Alabama State Plane Coordinates (West Zone) as determined by RTK GPS observations with correction provided by the AL DOT VRS CORS network.
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency for the Town of Vincent, Shelby County, Alabama (community panel 010292), map number 01117C0141D, effective date September 29, 2006, this site lies within Zone X defined as "Areas determined to be outside the 0.2% chance floodplain."

SURVEYOR'S STATEMENT

I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge information and belief.

Jason E. Bailey, PLS
Alabama Reg. No. 28567
Dated: 3-22-12



GRAPHIC SCALE



(1" = 10')

PLAN NOT VALID WITHOUT SEAL & SIGNATURE

SHEET NO.
S-02

CLIENT/ARCHITECT PROJECT NO.
12.031



BAILEY LAND GROUP
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HOOVER, AL 35226
P: 205.978.0080 F: 205.978.0082
www.baileylandgroup.com

CA: 899LS

PROJECT	AUTUMN DRIVE VINCENT, ALABAMA		
CLIENT	HAROLD MILLER VINCENT, ALABAMA		
TITLE	PROPERTY BOUNDARY SURVEY		
DRAWN BY	CHECKED BY	SCALE	DATE
TLH	JEB	1:150	3-22-12

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20131017000413880 2/3 \$20.50
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Harold + Maurine Miller Grantee's Name Katina Abbott
Mailing Address Hwy 467 Mailing Address 372 Autumn Drive
Vincent AL 35178 Vincent AL 35178

Property Address 372 Autumn Drive Date of Sale _____
Vincent AL 35178 Total Purchase Price \$ 26,975.00
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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

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 Oct 17 2013

Print Katina Abbott

Sign Kat Abbott

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



20131017000413880 3/3 \$20.50
Shelby Cnty Judge of Probate, AL
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Form RT-1