

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

Send Tax Notice to:
Heart of Dixie Railroad Museum, Inc.
P O Box 727
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Thirty Eight Thousand and No/00 Dollars (\$38,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Jim Pino, as Administrator of the Estate of Betty Maddox, deceased, Probate Case PR-2012-000575, and Kimberly C. Keller and Cedrick S. Keller, the heirs at law and next of kin of said Betty Maddox, (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **Heart of Dixie Railroad Museum, Inc., (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 13 and 14, Block 202, according to J. H. Dunstan's Map of the Town of Calera, Alabama. Situated in Shelby County, Alabama.

Subject to 2014 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF 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 24th day of October, 2013.

Shelby County, AL 10/25/2013
State of Alabama
Deed Tax: \$38.00

ESTATE OF BETTY MADDUX,
DECEASED, PR-2012-000575


By: Jim Pino, Administrator

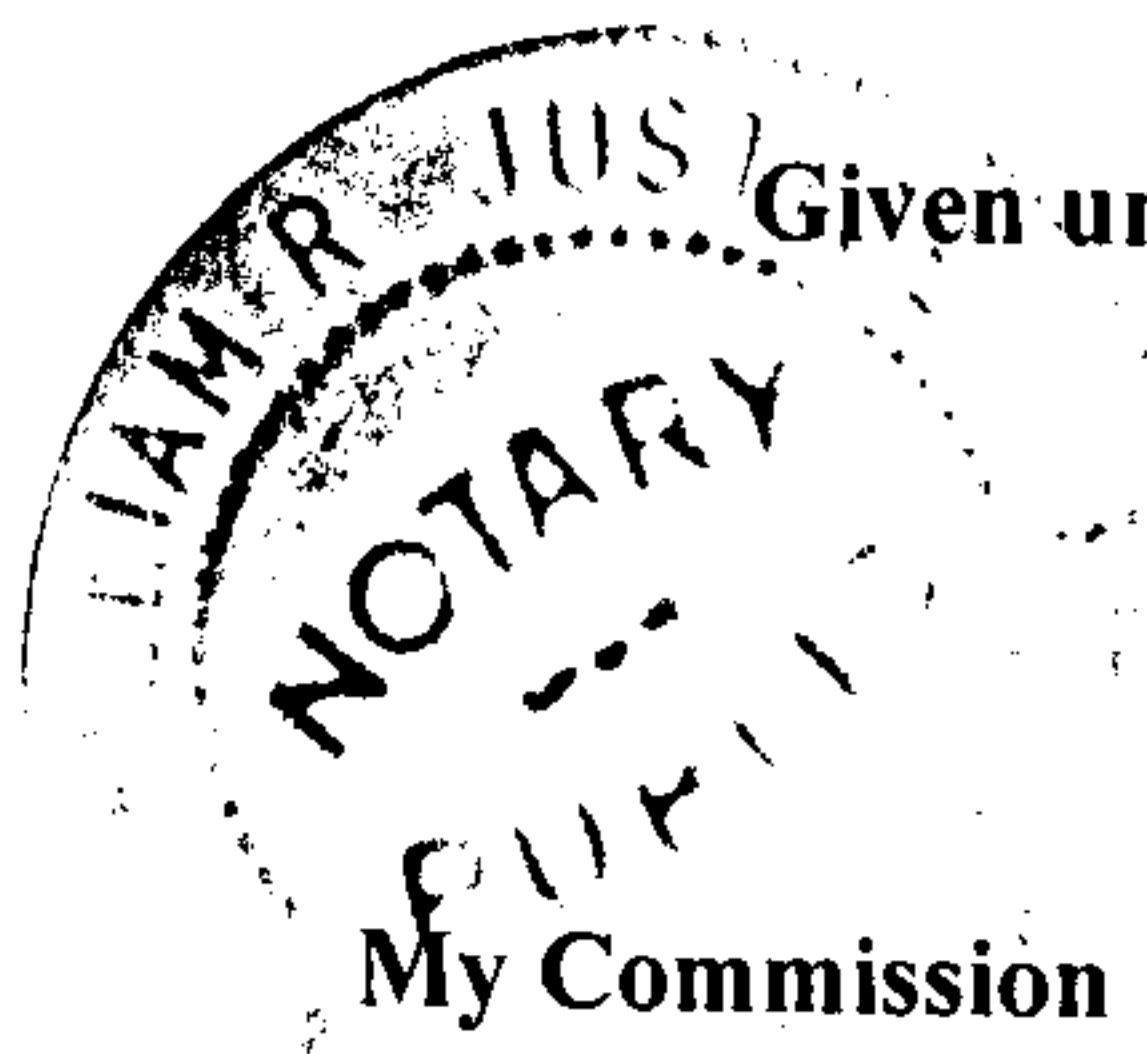

Kimberly C. Keller


Cedrick S. Keller


STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jim Pino, as Administrator of the Estate of Betty Maddox, deceased, 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 he executed the same voluntarily on the day the same bears date, in his capacity as said Administrator.

Given under my hand and official seal this 24th day of October, 2013.



My Commission Expires: 9/12/15


Notary Public

STATE OF ALABAMA
SHELBY COUNTY

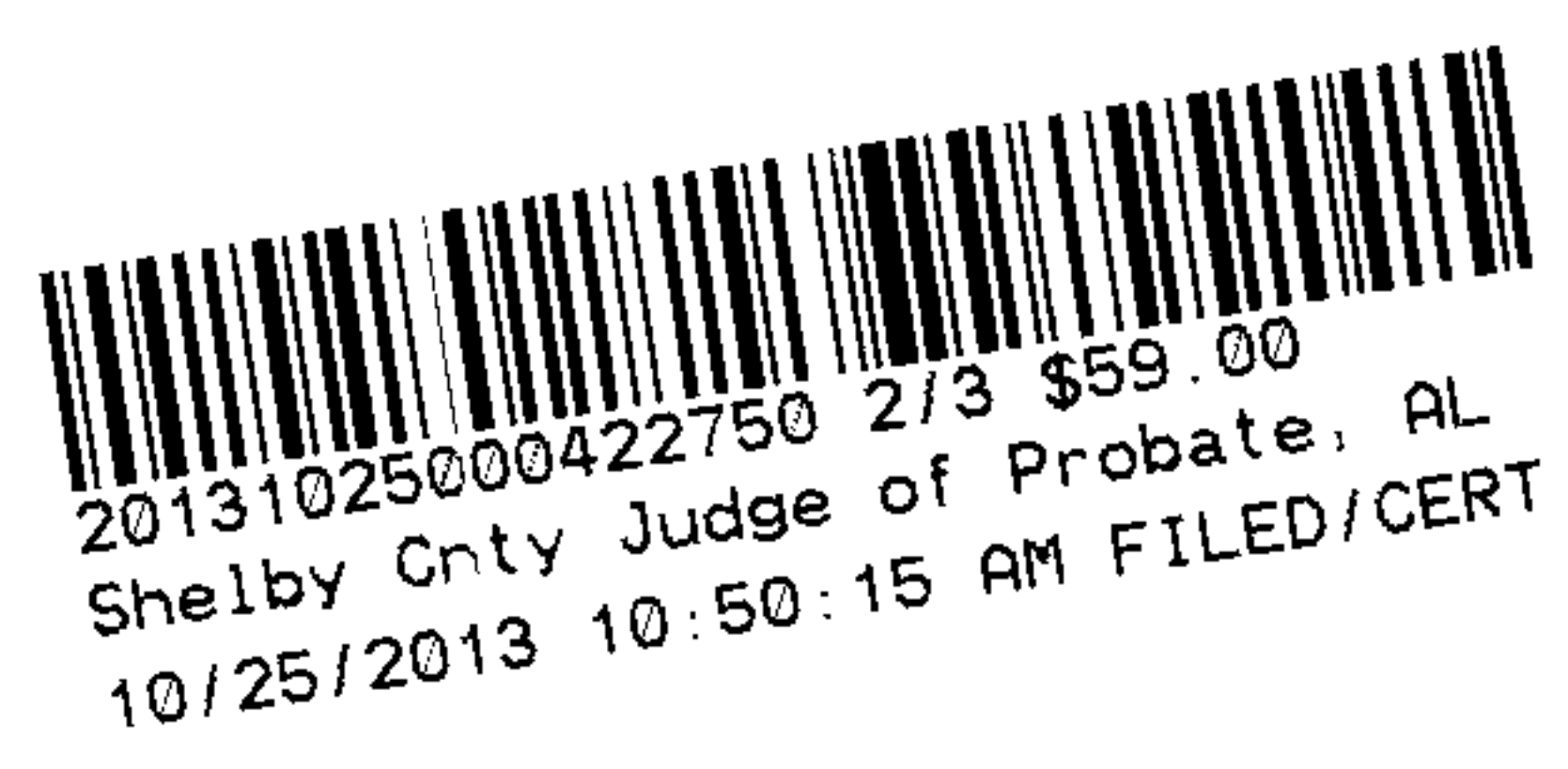
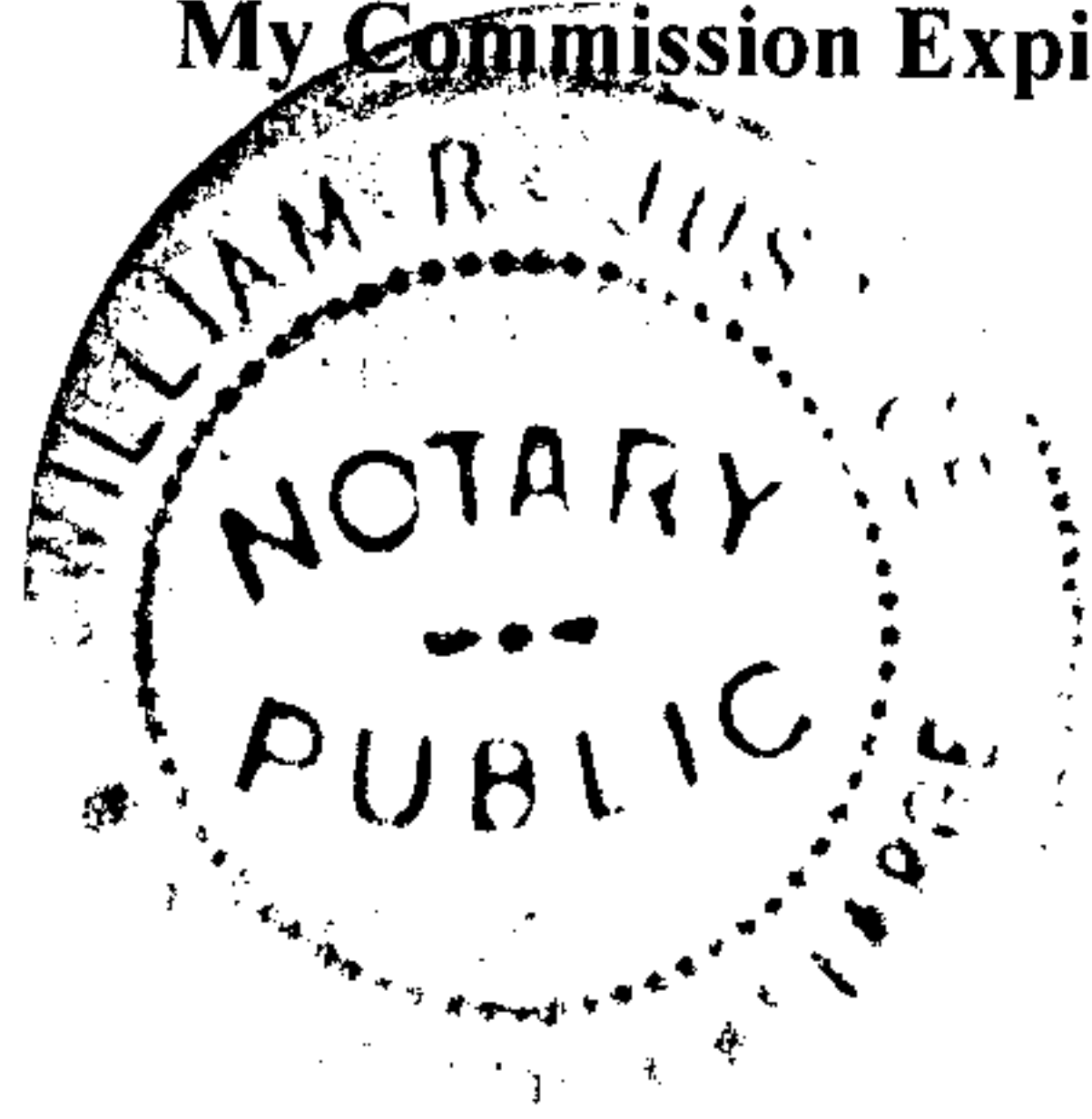
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kimberly C. Keller and Cedrick S. Keller, who are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of October, 2013.



Notary Public

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 : Estate of Betty Maddox, deceased
And Kimberly C. Keller & Cedrick S. Keller

Mailing Address c/o Jim Pino
363 Canyon Park Drive
Pelham, AL 35124

Property Address: 944 17th Ave.
Calera, AL 35040

Grantee's Name: Heart of Dixie Railroad Museum, Inc.

Mailing Address: P O Box 727
Calera, AL 35040

Date of Sale 10-24-13
Total Purchase Price \$ 38,000.00

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
 x 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 10-24-13

Sign  Pers. Rep.
(Grantor/Grantee/Owner/Agent) circle one
Print Jim Pino, Pers. Rep

 Unattested

(Verified by)

