

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

Send Tax Notice to:
Donna L. Whitten
944 Highway 40
Wilsonville, AL 35186

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Seventy Four Thousand Five Hundred and no/100----- Dollars (\$74,500.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Sarah Elizabeth Sims, an unmarried woman (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto **Donna L. Whitten, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel 3, according to the survey of the Sims Land Division, as recorded in Map Book 13, Page 79, in the Probate Office of 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.

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 15th day of November, 2013.

Sarah Elizabeth Sims
Sarah Elizabeth Sims

Billy A. Whitten Jr. AIF
By: Billy A. Whitten, Jr., Attorney in Fact under
Power of Attorney recorded as Instrument
#20090629000248640, in Probate Office of
Shelby County, Alabama.

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Billy A. Whitten, Jr., whose name as Attorney in Fact for Sarah Elizabeth Sims, 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 such Attorney in Fact

Given under my hand and official seal this 15th day of November, 2013.

Wallace, Ellis, Fowler, Head & Justice
Notary Public

My Commission Expires: 10-9-16

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Sarah Elizabeth Sims
Mailing Address 880 Hwy 40
Wilsonville, AL 35186

Grantee's Name: Donna L. Whitten
Mailing Address: 944 Highway 40
Wilsonville, AL 35186

Property Address: 880 Hwy 40
Wilsonville, AL 35186

Date of Sale 11-1-13
Total Purchase Price \$ 74,500.00

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
☐ 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).

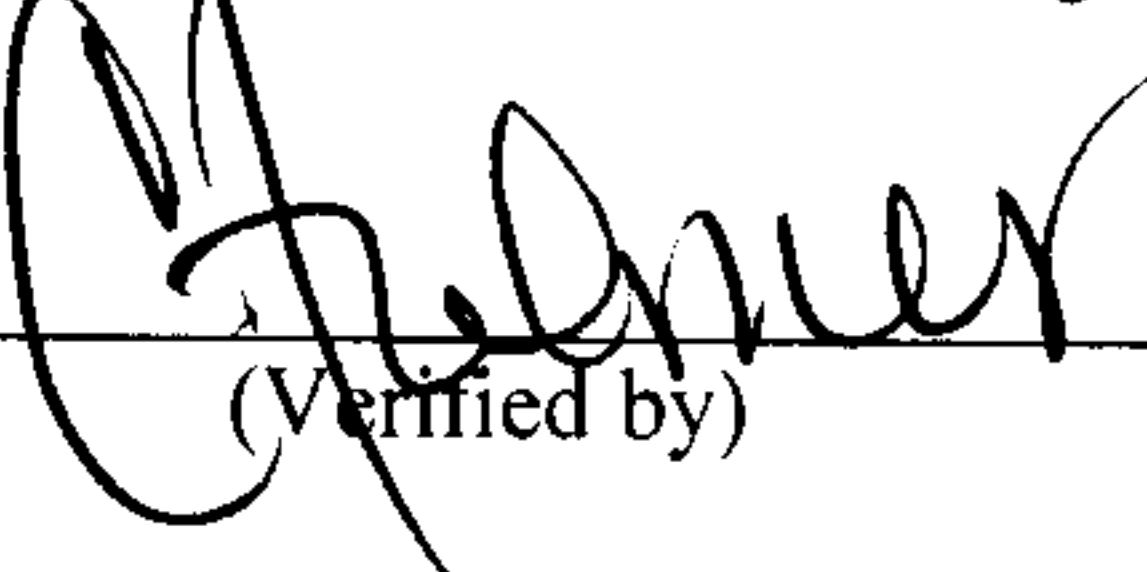
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11-1-13

Sign Sarah Elizabeth Sims
(Grantor/Grantee/Owner/Agent) circle one

Print Sarah Elizabeth Sims

Unattested


(Verified by)