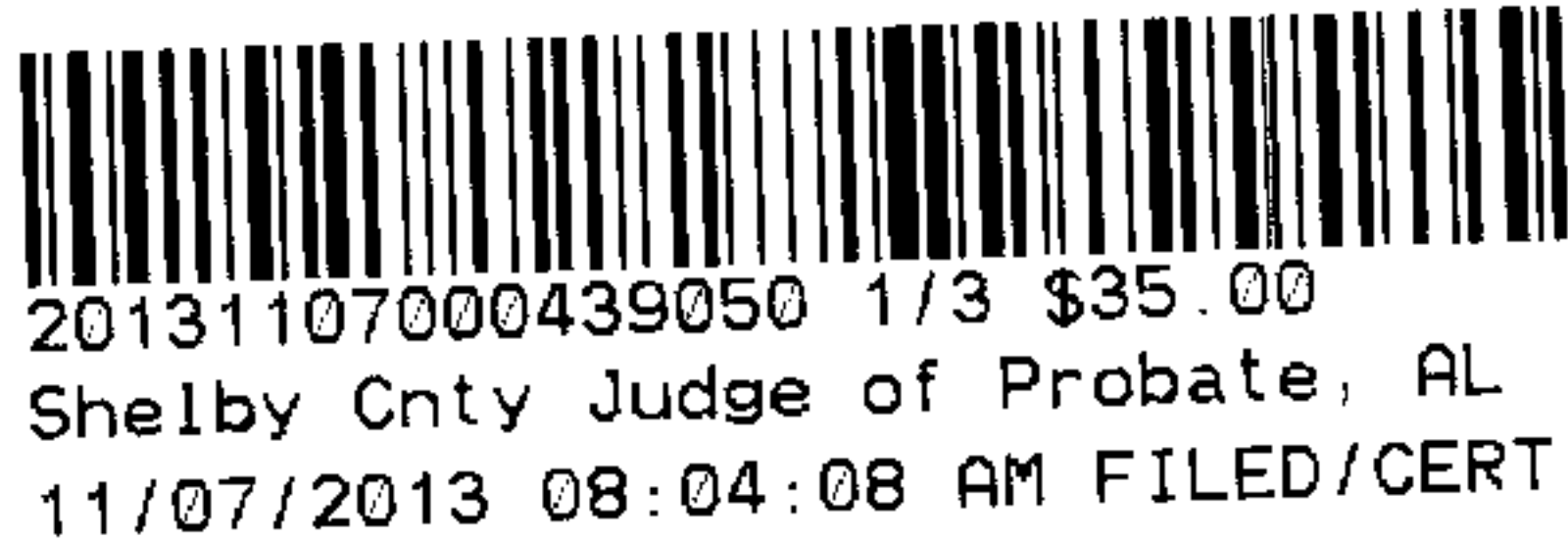


, This instrument was prepared by:  
Gilbert M. Sullivan, Jr.  
Gilbert M. Sullivan, Jr. PC  
2100-C Rocky Ridge Road  
Birmingham, Alabama 35216  
(205) 979-6260

SEND TAX NOTICE TO GRANTEE:

**David A. Bradshaw**  
**Donna A. Bradshaw**  
**165 Cresthaven Drive**  
**Calera, AL 35040**

**WARRANTY DEED**



STATE OF ALABAMA       )  
SHELBY COUNTY         )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **\$14,800.00 (Fourteen Thousand Eight Hundred and no/100 dollars)** and other valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **PAMELA KILLINGSWORTH BOLTON** as **SUCCESSOR TRUSTEE OF THE JOE ALEXANDER KILLINGSWORTH LIVING TRUST DATED JANUARY 17, 2003**, (herein referred to as "Grantor," whether one or more), hereby remise, convey and forever transfer unto **DAVID A. BRADSHAW and DONNA A. BRADSHAW, as Joint Tenants with Rights of Survivorship** (herein referred to as "Grantee," whether one or more), all of their rights, title and interests in the following described real estate, situated in SHELBY County, Alabama, to-wit:

**PARCEL 1**

**BEGIN at the SE Corner of the NE 1/4 of the SE 1/4 of Section 3, Township 24 North, Range 13 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N02°47'12"W, a distance of 228.87' to the Southeasterly R.O.W. line of Sontepe Road; thence S35°0'18"W and along said R.O.W. line, a distance of 212.39' to a curve to the left, having a radius of 240.00, a central angle of 14°45'42", and subtended by a chord which bears S27°37'27"W, and a chord distance of 61.66'; thence along the arc of said curve and said R.O.W. line, a distance of 61.83'; thence N90°00'00"E and leaving said R.O.W. line, a distance of 161.55' to the POINT OF BEGINNING.**

**Said Parcel containing 0.45 acres, more or less.**

**PARCEL 2**

**Commence at the SE Corner of the NE 1/4 of the SE 1/4 of Section 3, Township 24 North, Range 13 East, Shelby County, Alabama; thence N90°00'00"W, a distance of 182.76' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 319.88'; thence N03°54'26"W, a distance of 266.94'; thence N90°00'00"E, a distance of 507.86'; thence S02°47'12"E, a distance of 5.12' to the Northeasterly R.O.W. line of Sontepe Road; thence S35°00'18"W and along said R.O.W. line, a distance of 238.18' to a curve to the left, having a radius of 260.00, a central angle of 16°22'44", and subtended by a chord which bears S26°48'56"W, and a chord distance of 74.07'; thence along the arc of said curve and said R.O.W. line, a distance of 74.32' to the POINT OF BEGINNING.**

**Said Parcel containing 2.51 acres, more or less.**

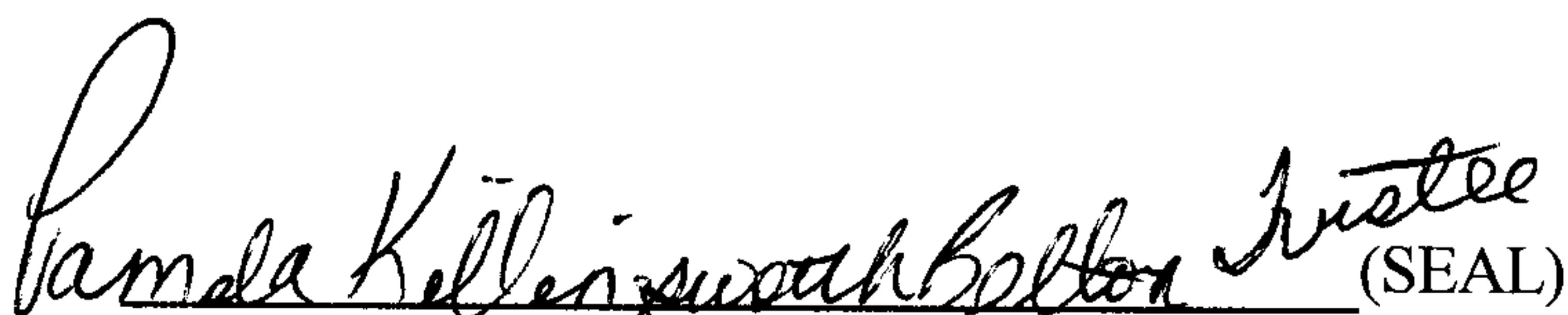
Subject to existing easements, restrictions, permits, mortgages, set-back lines, rights of ways or limitations, if any, of record.

Subject to unpaid ad valorem taxes for the current tax year.

**THE PREPARER OF THIS DOCUMENT HAS NOT EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.**

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5<sup>th</sup> day of November, 2013.

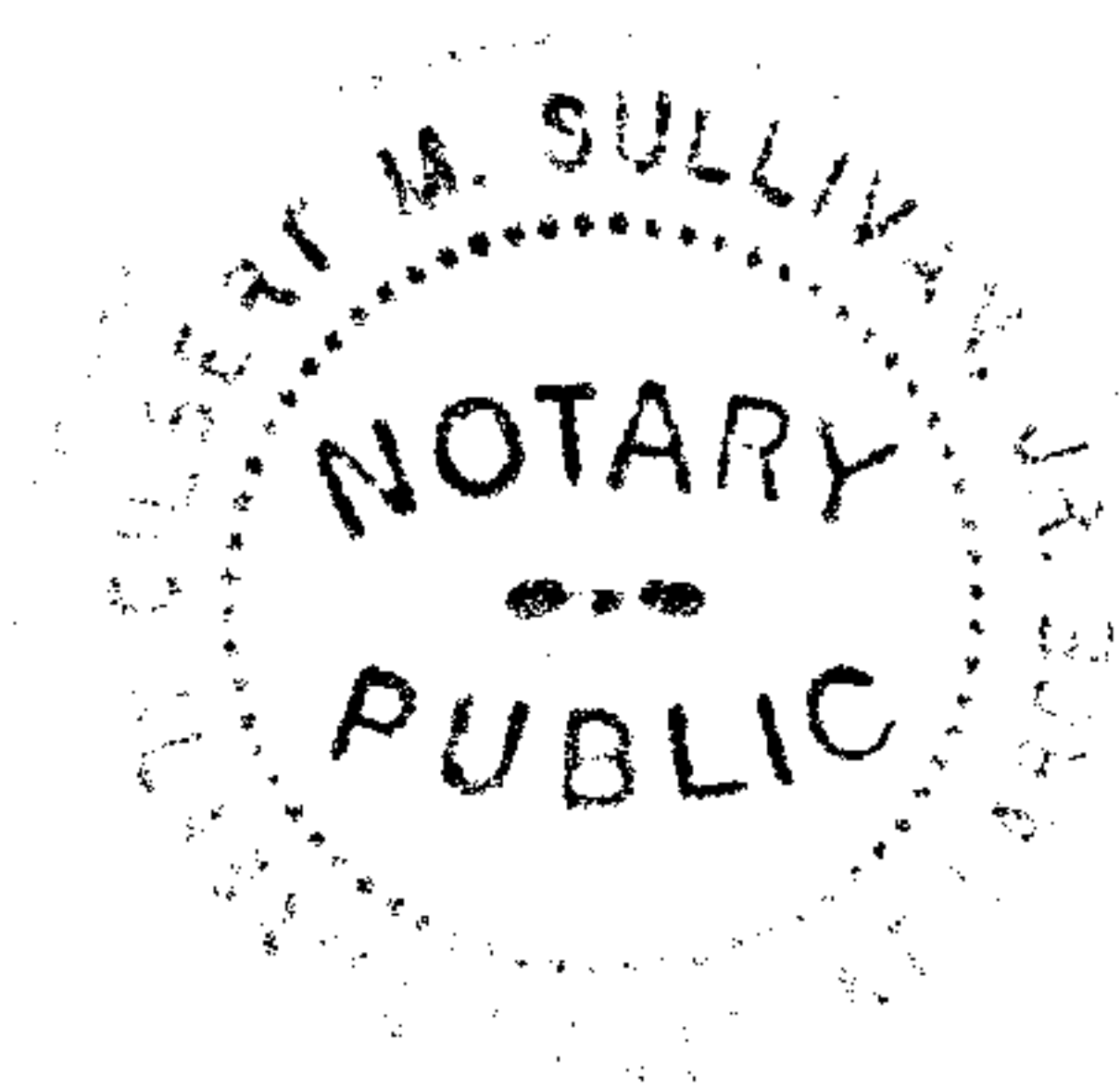
  
PAMELA KILLINGSWORTH BOLTON, (SEAL)  
as SUCCESSOR TRUSTEE OF THE  
JOE ALEXANDER KILLINGSWORTH  
LIVING TRUST DATED JANUARY 17,  
2003

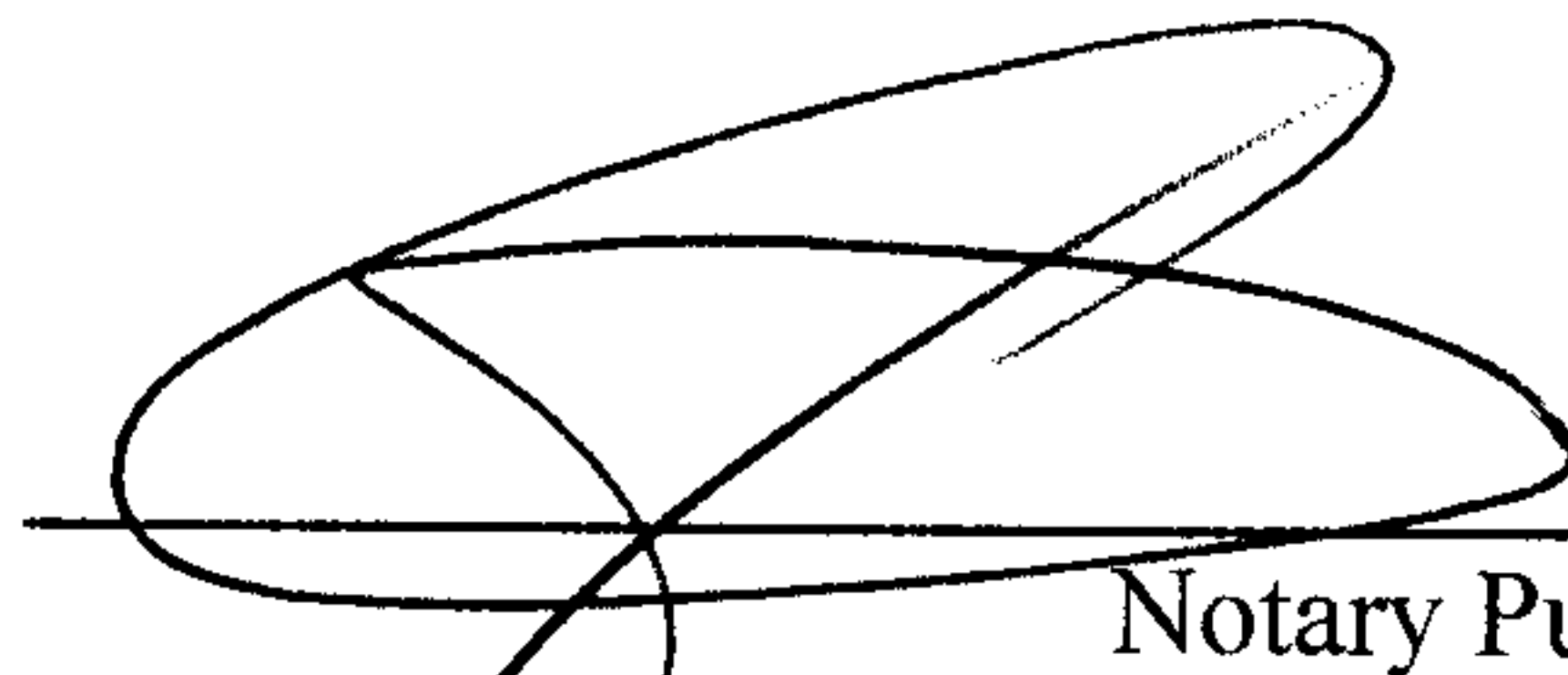
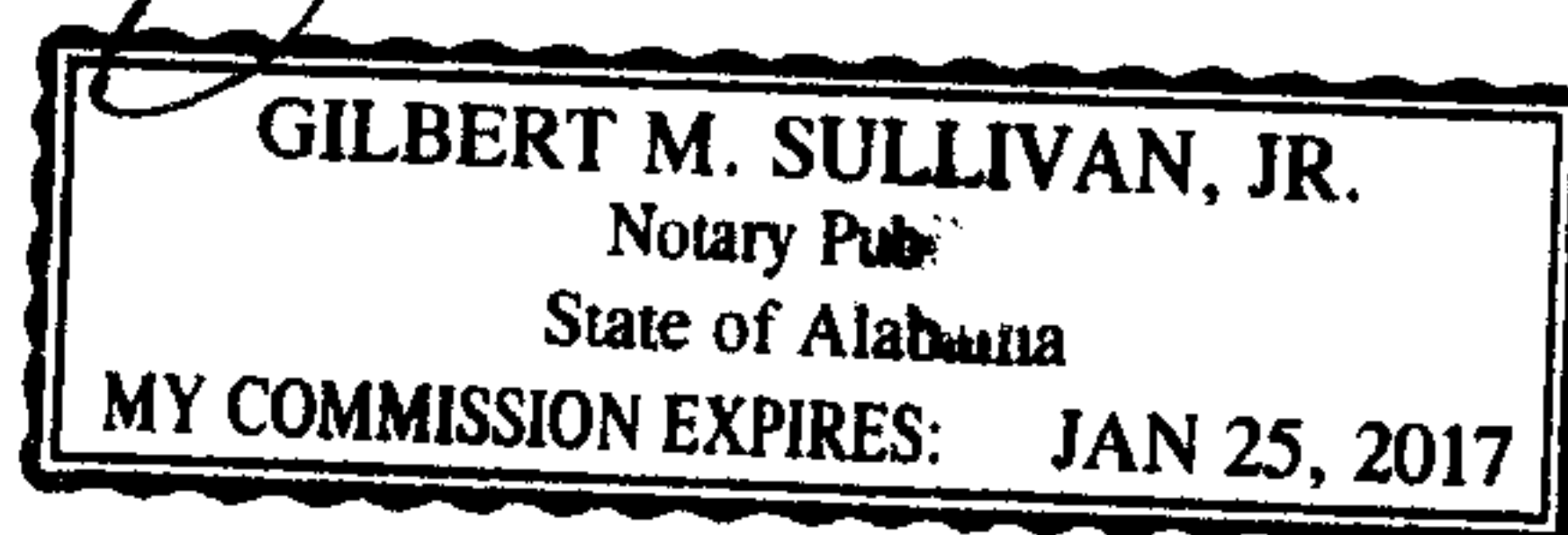
STATE OF ALABAMA  
SHELBY COUNTY


General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **PAMELA KILLINGSWORTH BOLTON as SUCCESSOR TRUSTEE OF THE JOE ALEXANDER KILLINGSWORTH LIVING TRUST DATED JANUARY 17, 2003**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge 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 5<sup>th</sup> day of November, 2013.



  
\_\_\_\_\_  
Notary Public  


  
20131107000439050 2/3 \$35.00  
Shelby Cnty Judge of Probate, AL  
11/07/2013 08:04:08 AM 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 PAMELA KILLINGSWORTH BUTTON  
Mailing Address SUCCESSOR TRUSTEE  
2541 16<sup>TH</sup> STREET  
CALEDA, AL 35040

Grantee's Name DAVID A. BRADSHAW  
Mailing Address DIANA A. BRADSHAW  
165 CRESTHAVEN DRIVE  
CALEDA, AL 35040

Property Address METES & BOUNDS  
(SHELBY COUNTY)

Date of Sale 11/5/13  
Total Purchase Price \$ 14,800.00  
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 a

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 11/5/13

Print PAMELA K. BUTTON, SUCCESSOR TRUSTEE

Sign Pamela K. Button Successor Trustee  
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(verified by)