

20131115000450160 1/4 \$83.00
Shelby Cnty Judge of Probate, AL
11/15/2013 02:48:50 PM FILED/CERT

PREPARED WITHOUT BENEFIT OF SURVEY OR TITLE SEARCH

This instrument prepared by:

William T. Harrison, Sr.
Attorney at Law
106 S. Main Street
Post Office Box 902
Columbiana, Alabama 35051
(205) 669-6701

SEND TAX NOTICE TO:

Stacey Oliver Childers
942 Newsome Road
Wilsonville, Alabama 35186

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned James Gregory Oliver (Grantor herein), in hand paid by the Stacey Oliver Childers, (Grantee herein), the receipt whereof is acknowledged, James Gregory Oliver, does grant, bargain, sell and convey unto, Stacey Oliver Childers, the following described real estate situated in Shelby County, Alabama, to wit:

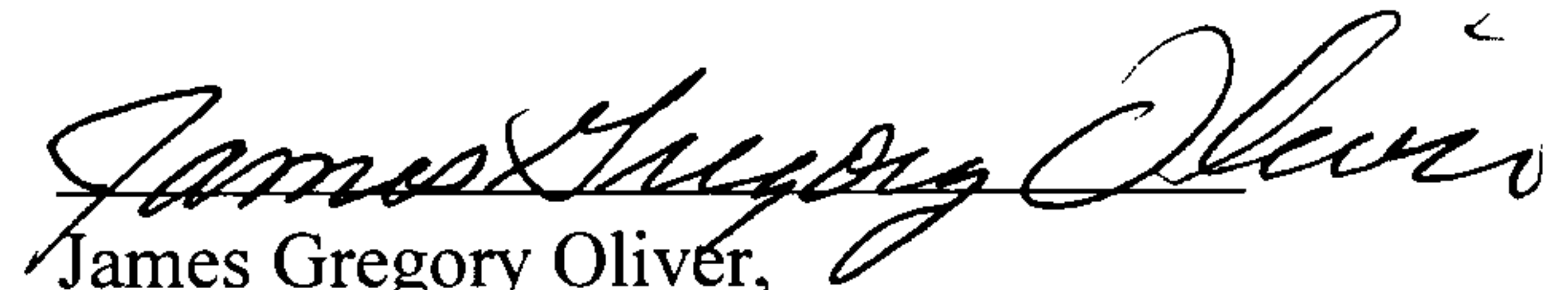
:See EXHIBIT "A" Attached :

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

And I do, for myself and for my heirs, executors, and administrators covenant with the said Grantee, her heirs, and assigns that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I and my 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.

Shelby County, AL 11/15/2013
State of Alabama
Deed Tax: \$60.00

IN WITNESS WHEREOF, I have hereunder set my hand and seal, this 15 day of November, 2013.

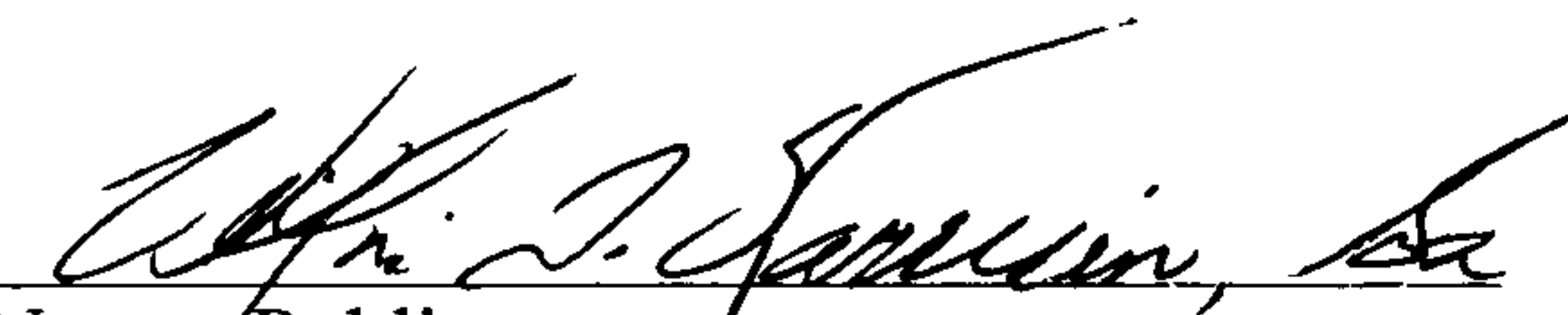

James Gregory Oliver,
Grantor

STATE OF ALABAMA)
SHELBY COUNTY)

ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Gregory Oliver, 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, he has executed the same voluntarily on the day the same bears date.

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


Notary Public
My Commission Expires: 9-22-15



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: EXHIBIT A :

Part of the NW 1/4 of the SE 1/4 of Section 19, Township 18, Range 2 East, that part that lies West of the Pumpkin Swamp dirt road, also that part of the NE 1/4 of the SW 1/4 of Section 19, Township 18, Range 2 East more particularly described as follows:

Begin at an iron pin at the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama; thence run West along the South line of said 1/4 1/4 Section a distance of 134.85 feet to an iron pin in the center of a creek; thence turn a left interior angle of 119 Degrees 44 Minutes 43 Seconds and run Northwesterly along said creek a distance of 117.96 feet to an iron pipe; thence turn a left interior angle of 138 Degrees 59 Minutes 37 Seconds and run Northerly along said creek a distance of 219.35 feet to an aluminum pipe; thence turn a left interior angle of 184 Degrees 25 Minutes 08 Seconds and run Northerly along said creek a distance of 134.53 feet to an aluminum pipe; thence turn a left interior angle of 190 Degrees 48 Minutes 29 Seconds and run Northerly a distance of 162.90 feet to an aluminum pipe; thence turn a left interior angle of 203 Degrees 48 Minutes 02 Seconds and run Northerly along said creek a distance of 71.29 feet, to an aluminum pipe; thence turn a left interior angle of 197 Degrees 52 Minutes 16 Seconds and run Northwesterly along said creek a distance of 85.43 feet, to an aluminum pipe; thence turn a left interior angle of 147 Degrees 23 Minutes 59 Seconds and run Northwesterly along said creek a distance of 60.40 feet to an iron pin; thence turn a left interior angle of 186 Degrees 33 Minutes 34 Seconds and run Northwesterly along said creek a distance of 53.81 feet to an iron pipe on the R. Moody line; thence turn a left interior angle of 103 Degrees 22 Minutes 58 Seconds and run Northwesterly along said R. Moody line a distance of 62.11 feet to an axle; thence turn a left interior angle of 266 Degrees 08 Minutes 11 Seconds and run Northwesterly a distance of 473.67 feet to an iron pipe on the Southerly right of way line of Shelby County Highway No. 55; thence turn a left interior angle of 62 Degrees 10 Minutes 52 Seconds and run Easterly along said right of way line a distance of 345.27 feet to an iron pin; thence turn a left interior angle of 93 Degrees 04 Minutes 17 Seconds and run Southerly a distance of 420.00 feet to an iron pin; thence turn a left interior angle of 225 Degrees 00 Minutes 00 Seconds and run Southeasterly a distance of 170.00 feet to an iron pin; thence turn a left interior angle of 135 Degrees 00 Minutes 00 Seconds and run Southerly a distance of 165.00 feet to an iron pin; thence turn a left interior angle of 135 Degrees 00 Minutes 00 Seconds and run Southwesterly a distance of 170.00 feet to an iron pin; thence turn a left interior angle of 225 Degrees 00 Minutes 00 Seconds and run Southerly a distance of 481.65 feet to the point of beginning; being situated in Shelby County, Alabama.



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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 JAMES Gregory Oliver
Mailing Address 220 Marine Road
Shelby, Alabama 35143

Grantee's Name Tracey Oliver Childers
Mailing Address 942 Newsome Road
Wilsonville, Alabama 35186

Property Address 17956 Highway 55 No.
Sterrett, Alabama
35217

Date of Sale 11-15-13
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 120,000-
1/2 = 60,000

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 Division of Property from Divorce

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 11-15-13

Print Tracey Oliver Childers
Sign _____

Unattested

(Grantor/Grantee/Owner/Agent) circle one

