

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Joseph Lutz
56 Baywood Circle
Montevallo AL 35115

WARRANTY DEED,

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **SEVEN THOUSAND THREE HUNDRED THIRTY THREE AND 33/100 DOLLARS (\$7333.33)** and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **John McKay, a married man** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Joseph W. Lutz** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2013.
2. Easements, restrictions, rights of way, and permits of record.

Grantors herein are all the heirs at law of Richard Allen McKay, having died on November 6, 2013. Ella McKay, wife of decedent died in 1996. Lisa Johnson, daughter of decedent died in 1999, leaving no husband or children.

TO HAVE AND TO HOLD Unto the said **GRANTEES**, 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 22nd day of November, 2013.

John McKay
John McKay

STATE OF Alabama
COUNTY OF Mobile

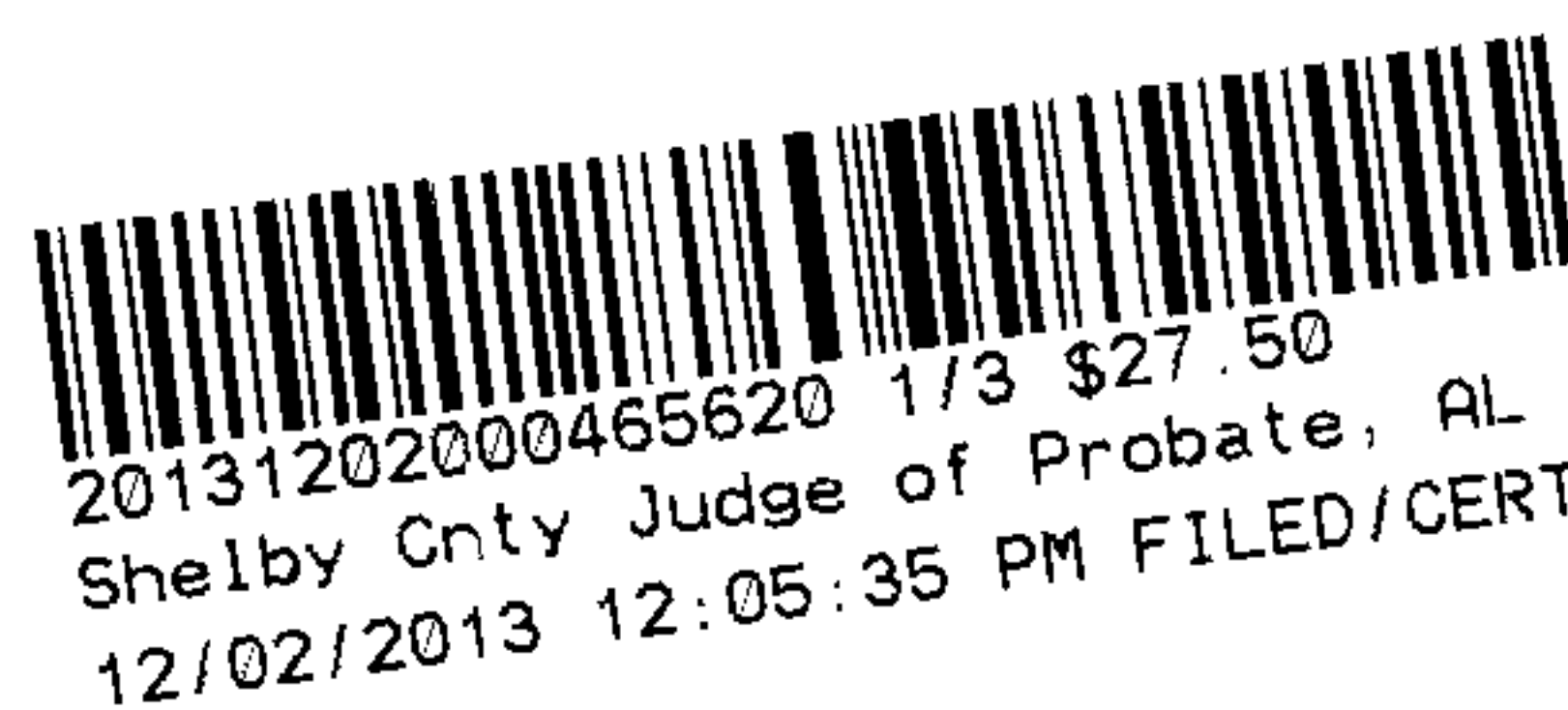
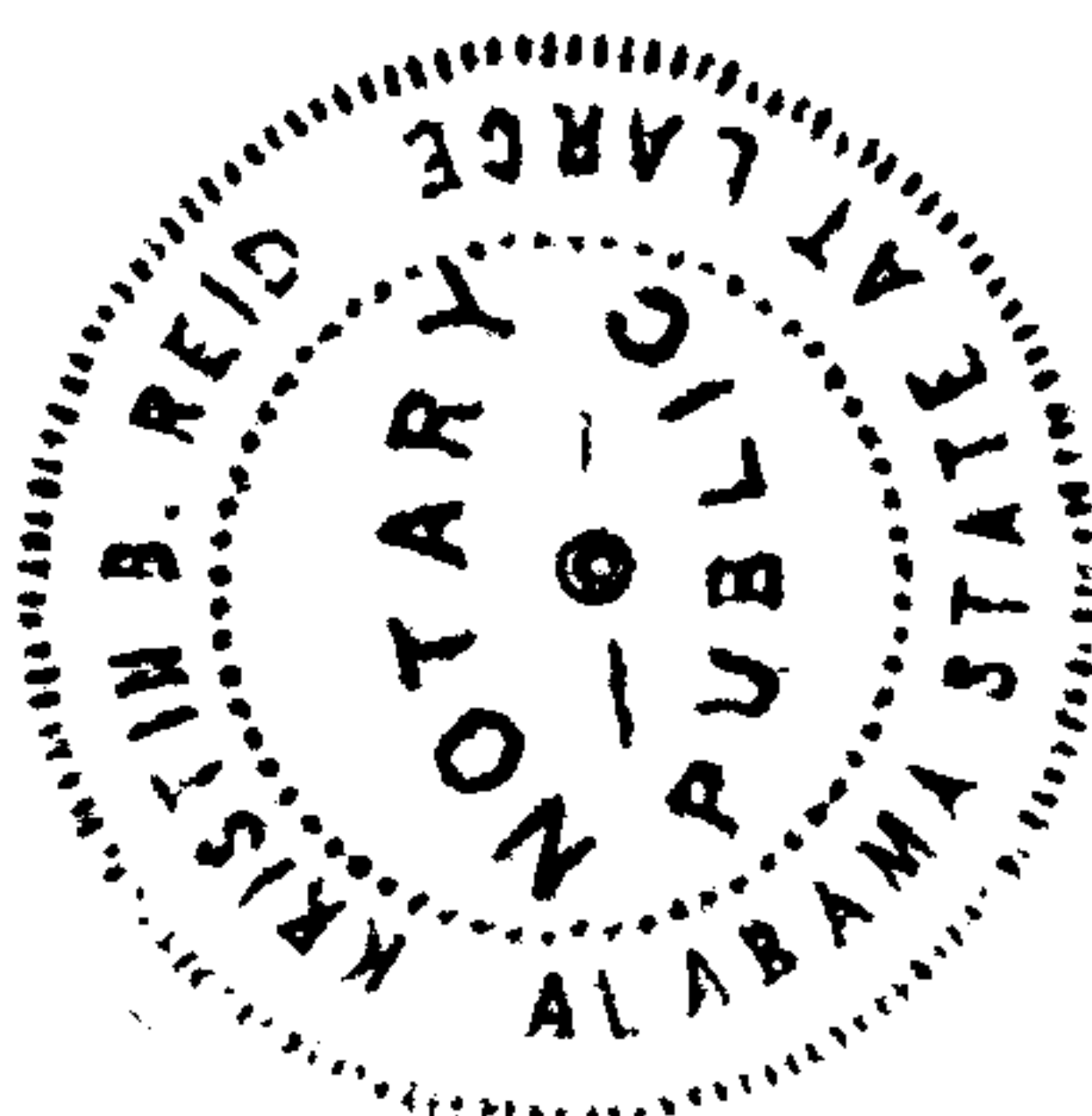
I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **John McKay**, whose names are signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of November, 2013.

Shelby County, AL 12/02/2013
State of Alabama
Deed Tax: \$7.50

Kristen B. Reid
Notary Public
My Commission Expires:

My Commission Expires
9/10/2016



**EXHIBIT A
LEGAL DESCRIPTION**

Parcel 1

Surface rights only to: In the SE¼ of the NW¼, §5, Twp 22S, R3W, begin at a point 47.8 feet N and 357.7 feet W of the center stake of §5, Twp 22S, R3W; run S 45° 10'W 108 feet; thence N 57°56'W 84.45 feet to the point of commencement: thence continue another 84.45 feet; thence N 29° E 105.4 feet; thence S 57°50'E 99.5 feet; thence S 45°10'W 108 feet to the point of commencement. Containing ±.22 acre.

Parcel 2

Surface rights only to: In the SE¼ of the NW¼, §5, Twp 22S, R3W, begin at a point 47.8 feet N and 357.7 feet W of the center stake of §5, Twp 22S, R3W, run S 45°10'W 108 feet; thence N 57°50'W 84.45 feet; thence N 29°E 105.4 feet; thence S 57°50'E 99.5 feet to point of beginning. Containing ±.22 acre.

Parcel 3

A parcel of land in the SE¼ of the NW¼ of §5, Twp 22S, R3W, described as: From the SE corner of said ¼¼§, run a magnetic bearing tie line of N 55°18'52"W 370.2 feet to an iron marker previously established, and the point of beginning: from said point, run N 53°21'28"W 123.53 feet; thence run S 40°47'W 100 feet; thence run S 61°24'27"E 144.89 feet; thence run N 27°22'27"E 80.5 feet to the point of beginning.


20131202000465620 2/3 \$27.50
Shelby Cnty Judge of Probate, AL
12/02/2013 12:05:35 PM 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 John McKay
Mailing Address 27174 Palmetto Dr
Orange Beach AL
36561

Grantee's Name Joseph Lutz
Mailing Address 56 Dogwood Circle
Montevallo AL 35115

Property Address 56 Dogwood Cir
Montevallo AL
35115

Date of Sale 11-25-13
Total Purchase Price \$ 7333³³
Or
Actual Value \$ _____
Or
Assessors 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 recording.

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 evidence by an appraisal conducted by a licensed appraiser or the assessor's current market value.

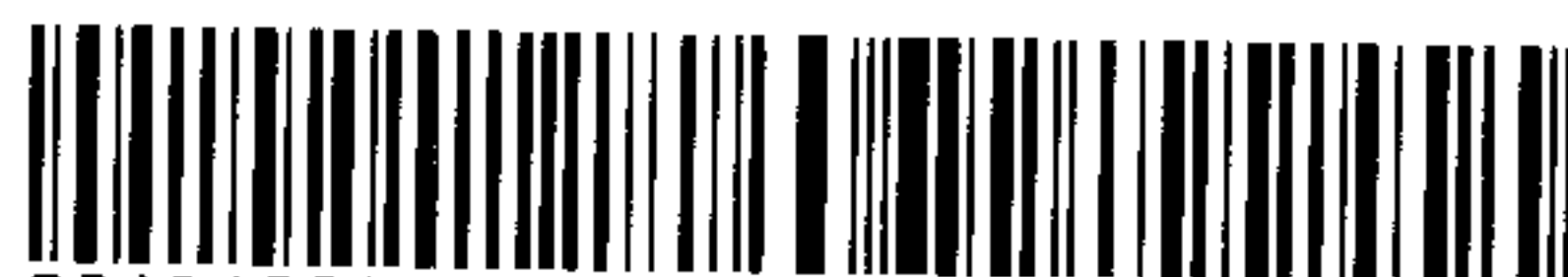
If no proof is provided and the value must be determined, the current estimated fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975, Section 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, Section 40-22-1 (h).

Date 11-25-13

☐ Unattested _____
(verified by)

Print Mike Alchison
Sign Mike P. Alchison
(Grantor/Grantee/Owner/Agent) circle one



20131202000465620 3/3 \$27.50
Shelby Cnty Judge of Probate, AL
12/02/2013 12:05:35 PM FILED/CERT