

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

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Michael Barrett Rood
711 North Horton Road
Wilsonville, AL 35186

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Thirty Five Thousand Five Hundred Forty Dollars and zero cents (\$35,540.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Dorothy H. Rood, a single woman** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Michael Barrett Rood** (herein referred to as **Grantee**), 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.

Dorothy H. Rood and Dorothy Anne Hughen is one and the same person.

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 19th day of November, 2013.

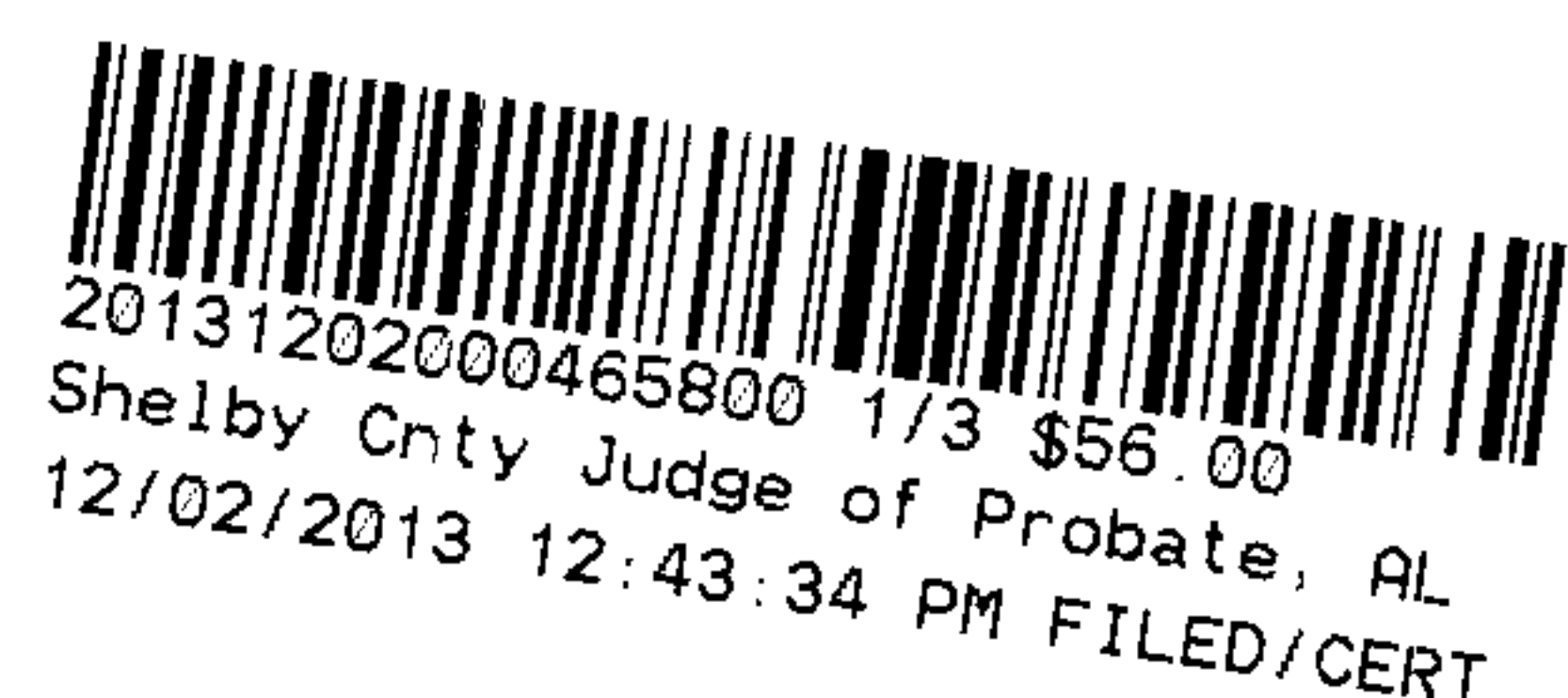
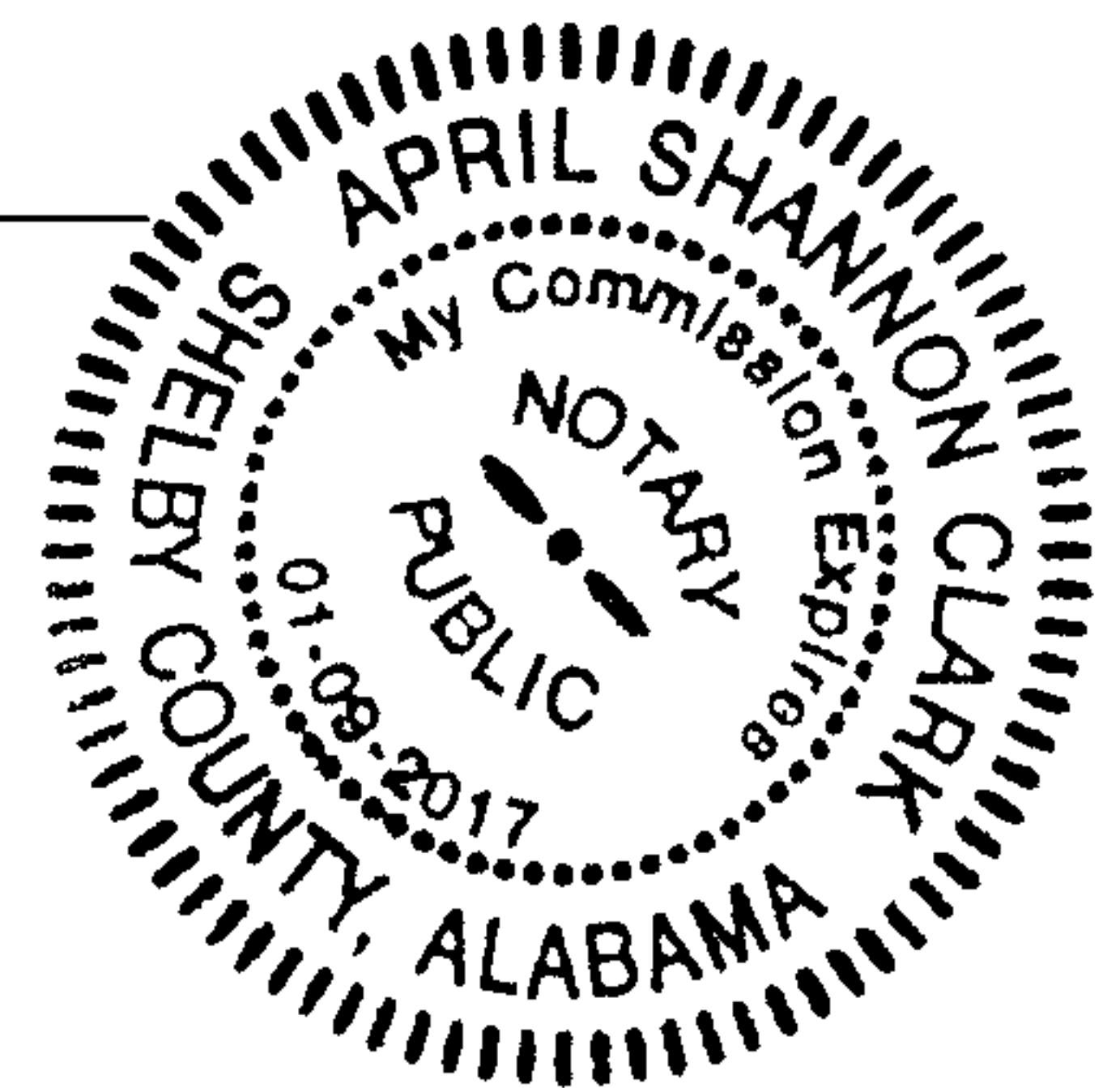

Dorothy Rood Hughen

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Dorothy Anne Hughen**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of November, 2013.


Notary Public
My Commission Expires: 1-9-2017



Shelby County, AL 12/02/2013
State of Alabama
Deed Tax: \$36.00

**EXHIBIT A
LEGAL DESCRIPTION**

Begin at the NE corner of the NE 1/4 of the SW 1/4 of Section 22, Township 21 South, Range 1 East; thence run South along the East line of said 1/4-1/4 for 220.35 feet; thence 89 degrees 05 minutes right run West for 400.0 feet to an iron pin; thence 79 degrees 13 minutes 26 seconds right run 665.73 feet to an iron pin; thence 75 degrees 13 minutes 05 second right run 299.67 feet to an iron pin and to a gravel road; thence 93 degrees 55 minutes 20 seconds right run along said road for 325.59 feet to an iron pin; thence 16 degrees 37 minutes left continue along said road for 208.37 feet to an iron pin; thence 37 degrees 20 minutes 15 seconds right run 96.69 feet to the point of beginning.
Situatd in Shelby County, Alabama.



20131202000465800 2/3 \$56.00
Shelby Cnty Judge of Probate, AL
12/02/2013 12:43:34 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 Dorothy Rood Hughen Mailing Address 711 North Horton Rd Wilsonville AL 35186
Grantee's Name Michael Rood Mailing Address 687 North Horton Rd Wilsonville AL 35186

Property Address 711 North Horton Rd Wilsonville AL 35186 Date of Sale 11-19-2013
Total Purchase Price \$ Or Actual Value \$ Or Assessors Market Value \$ 35,540.00

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 Tax Value

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

Unattested (verified by)

Print Dorothy Rood Hughen

Sign Dorothy Rood Hughen (Grantor/Grantee/Owner/Agent) circle one

