

**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:*

**John L. Atchison III**  
1117 So 56th St  
B'ham Ala 35222

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **SIXTEEN THOUSAND THREE HUNDRED TWENTY DOLLARS and NO/00 (\$16,320.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we **John L. Atchison, JR, a single man (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **John L. Atchison, III (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, 2014.
2. Easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the homestead of the Grantors.

**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 11th day of December, 2013.

\_\_\_\_\_


John L. Atchison, Jr.  
**John L. Atchison, Jr.**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **John L. Atchison, Jr.**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of December, 2013.

Michael T. Atchison  
Notary Public  
My Commission Expires: 10-4-16

  
20131226000490760 1/3 \$36.50  
Shelby Cnty Judge of Probate, AL  
12/26/2013 11:28:55 AM FILED/CERT

Shelby County, AL 12/26/2013  
State of Alabama  
Deed Tax: \$16.50

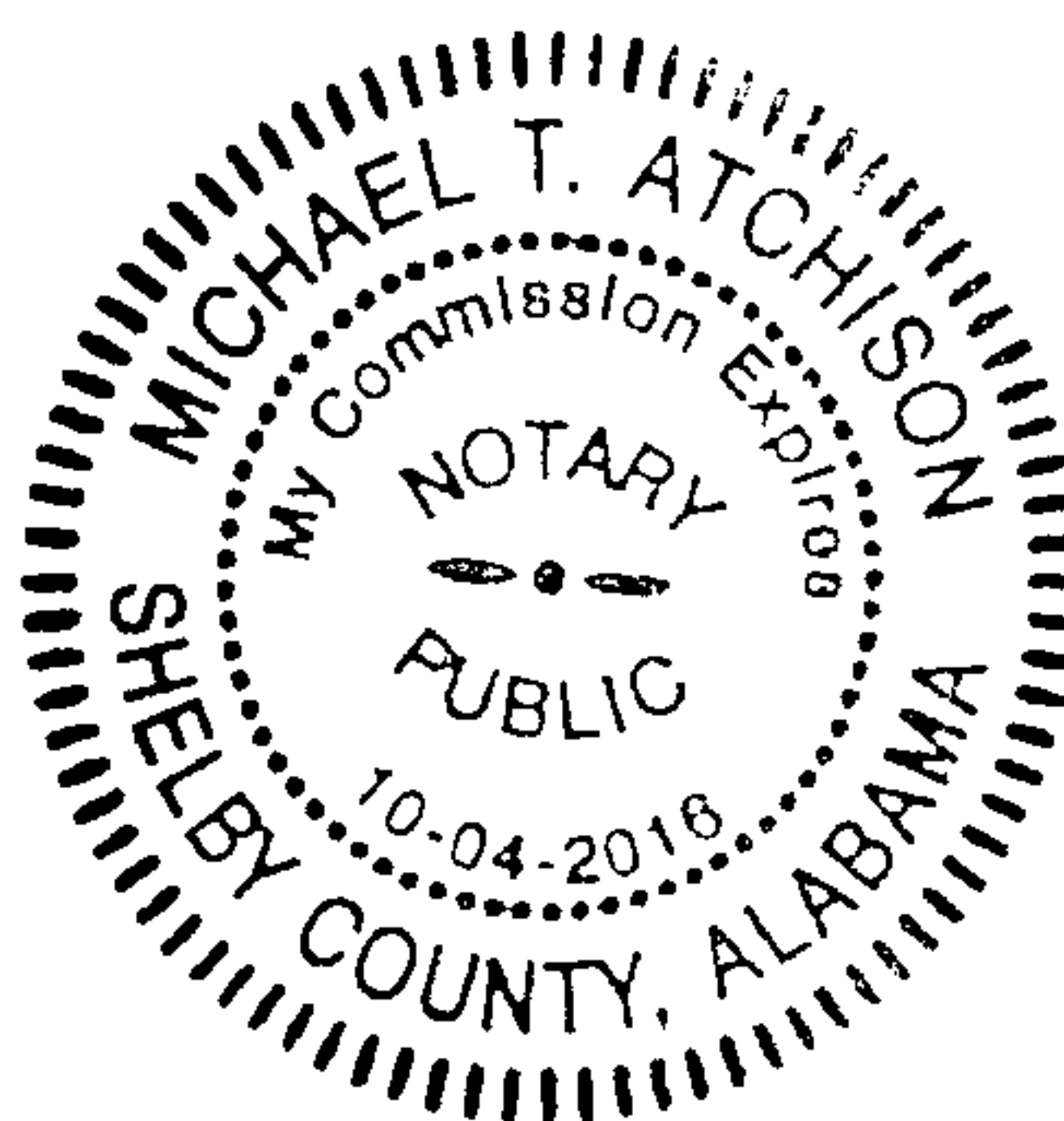
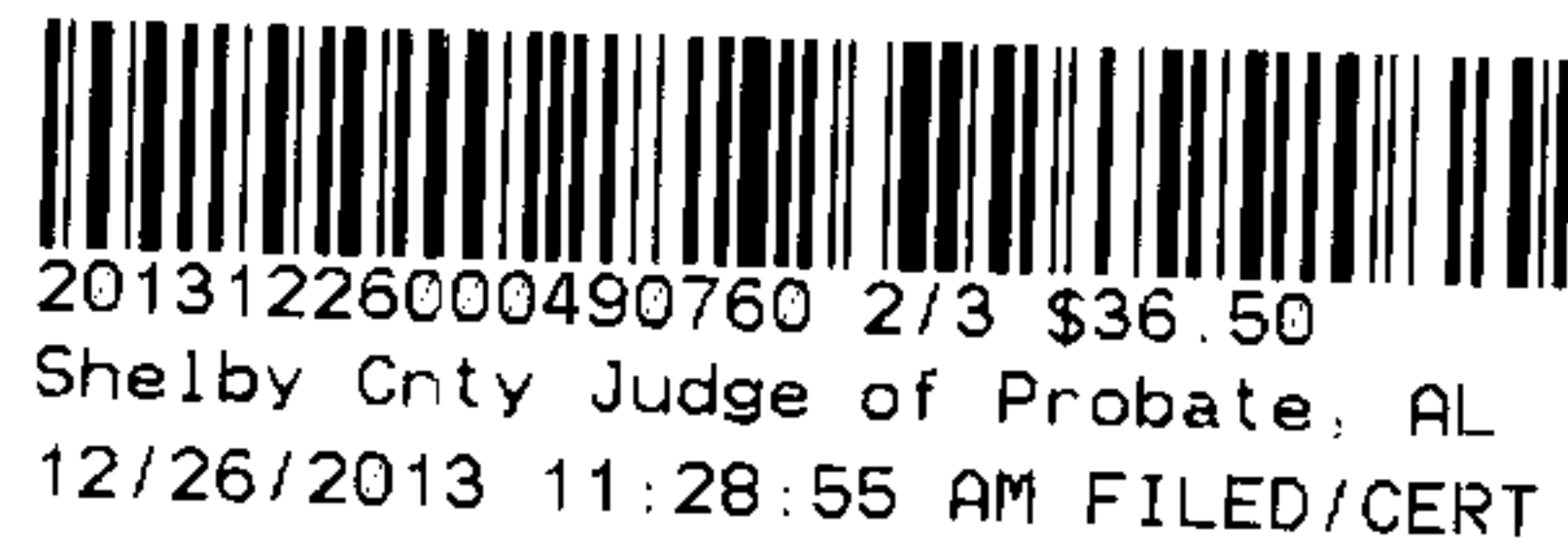


EXHIBIT A  
LEGAL DESCRIPTION

**PARCEL A:**

A parcel of land situated in the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 19, Township 21 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows; Begin at the NW corner of above said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section, said point being the point of beginning; thence South 02 degrees 40 minutes 01 seconds West, a distance of 706.00 feet; thence North 51 degrees 53 minutes 05 seconds East, a distance of 814.26 feet to a point on the Southwesterly right of way line of Shelby County Highway 26 (80-foot right of way); thence North 46 degrees 39 minutes 27 seconds West and along said right of way line a distance of 325.00 feet; thence South 86 degrees 51 minutes 05 seconds West and leaving said right of way line, a distance of 371.99 feet to the point of beginning.  
SITUATED IN SHELBY COUNTY ALABAMA.





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 L. Atchison  
Mailing Address 5730 Hwy 26  
Columbiana, AL 35051

Grantee's Name John L. Atchison, III  
Mailing Address 5730 Hwy 26  
Columbiana, AL 35051  
1117 South 5th Street  
B'ham, Alabama 35222

Property Address Section 19  
Township 21 South  
Range 1 West  
5730 Hwy 26  
Columbiana, AL 35051

Date of Sale 12-11-13  
Total Purchase Price \$ 116,320.00  
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  
tax assessment

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 12-11-13

Print Mike T. Atchison

☐ Unattested \_\_\_\_\_  
(verified by)

Sign Mike T. Atchison  
(Grantor/Grantee/Owner/Agent) circle one

