
20131230000496220 1/3 \$200.00
Shelby Cnty Judge of Probate, AL
12/30/2013 02:27:40 PM FILED/CERT

This instrument prepared by:
John C. Barnes, Esq
P.O. Box 1381
Bessemer, AL 35021

Send Tax Notice:

Shelby County, AL 12/30/2013
State of Alabama
Deed Tax: \$180.00

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

That in consideration of One Hundred Dollars (\$100.00), the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Dave McCain, grant, bargain, sell and convey unto Matthew Todd McCain and Brandy Michelle McCain, with joint rights of survivorship, my undivided interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land in the NW Quarter of SE Quarter of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of said Quarter Quarter section; thence in a Northerly direction along the West line of said Quarter Quarter section a distance of 461.07 feet; then 41 degrees 28 minutes 50 seconds right in a Northeasterly direction a distance of 46.66 feet; thence 106 degrees 27 minutes right in a Southeasterly direction a distance of 130.33 feet to the point of beginning; thence continue along last described course a distance of 88.63 feet; then 106 degrees 27 minutes left in a Northeasterly direction a distance of 378.00 feet; thence 90 degrees left in a Northwesterly direction along the Southwesterly right of way of a paved road a distance of 85.00 feet; thence 90 degrees left in a Southwesterly direction a distance of 352.91 feet to the point of beginning.

Less and Except:

A parcel of land located in the NW Quarter of the SE Quarter of Section 14, Township 20, Range 3 West, Shelby County, Alabama, as described as follows:

Commence at the SW corner of said Quarter Quarter Section; Thence run North along the West line of said Quarter Quarter Section a distance of 461.07 feet to the Southeasterly side of the extension of Parker Drive; Thence turn right 41 degrees 28 minutes 50 seconds along said right-of-way of Parker Drive a distance of 362.66 feet to the intersection of said right-of-way with the right-of-way of a paved road; Thence turn right 90 degrees 00 minutes 00 seconds along said right-of-way a distance of 125.00 feet to the point of beginning; Thence continue last course a distance of 7.00 feet; Thence turn right 90 degrees 00 minutes 00 seconds a distance of 245.00 feet; Thence turn left 90 degrees 00 minutes 00 seconds a distance of 78.00 feet; Thence turn right 90 degrees 00 minutes 00 seconds a distance of 133.00 feet; Thence turn right 106 degrees 27 minutes 00 seconds a distance of 88.63 feet; Thence turn right 73 degrees 33 minutes 00 seconds a distance of 352.91 feet to the point of beginning.

Subject to: All restrictions, reservations, rights, easements, rights-of-way, provisions, covenants, terms, conditions, and building set back lines of record.

This is commercial property and not the home place of the seller.

TO HAVE AND TO HOLD to the said grantees, their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; and I will and my heirs, executors, and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 16 day of December, 2013.



DAVE MCCAIN


STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County and in said State, hereby certify that Dave McCain 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 the 16 day of December, 2013.



Notary Public


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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

Mailing Address

Dave McCain
109 Chandler Drive
Alabaster 35007

Grantee's Name

Mailing Address

Matthew McCain/Brandy
Michelle McCain
3135 Pelham Pkwy
Pelham AL 35124

Property Address

205 Thames Court
Pelham AL 35124

Date of Sale

12-16-13

Total Purchase Price \$

or

Actual Value

\$ 180,000.00

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 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 12-16-13

Print

Dave McCain

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



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