

NEITHER TITLE, LEGAL DESCRIPTION, NOR SURVEY REVIEWED BY THE PREPARER OF
THIS DOCUMENT

THIS DOCUMENT PREPARED BY:

Chesley P. Payne, Esquire
MASSEY, STOTSER, & NICHOLS, P.C.
1780 GADSDEN HIGHWAY
BIRMINGHAM, ALABAMA 35235

SEND TAX NOTICES TO:

Ray R. Myers
7004 Comet Dr
Goldsboro, NC 27530

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Thirty-Seven Thousand Eight Hundred Forty eight and 35/100 Dollars (\$37,848.35) and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, Dustin Jim Corey, a married man, and James Lee Corey, a married man, (herein referred to as "GRANTOR"), does hereby grant, bargain, sell and convey unto Ray R Myers, (herein referred to as "GRANTEE"), that certain real estate, situated in Shelby County, Alabama, and more particularly described as follows:

See Exhibit A.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, and (3) mineral and mining rights not owned by the Grantor, if any.

Note: This property is not the homestead of the Grantor.

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

IN WITNESS WHEREOF, the GRANTOR has signed and sealed this Deed on this the
_27_____ day of __December, 2013.

Shelby County, AL 01/14/2014
State of Alabama
Deed Tax: \$38.00


20140114000013190 1/4 \$61.00
Shelby Cnty Judge of Probate, AL
01/14/2014 10:43:05 AM FILED/CERT

Dustin Jim Corey
Dustin Jim Corey

James Lee Corey
James Lee Corey

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the Undersigned, a Notary Public in and for the said County, in said State, hereby certify that Dustin Jim Corey and James Lee Corey, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they, in such capacity and with full authority, executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and seal of office this the 27th day of December, 2013.

[Signature]
Notary Public
My Commission Expires: 8-2-15


20140114000013190 2/4 \$61.00
Shelby Cnty Judge of Probate, AL
01/14/2014 10:43:05 AM FILED/CERT

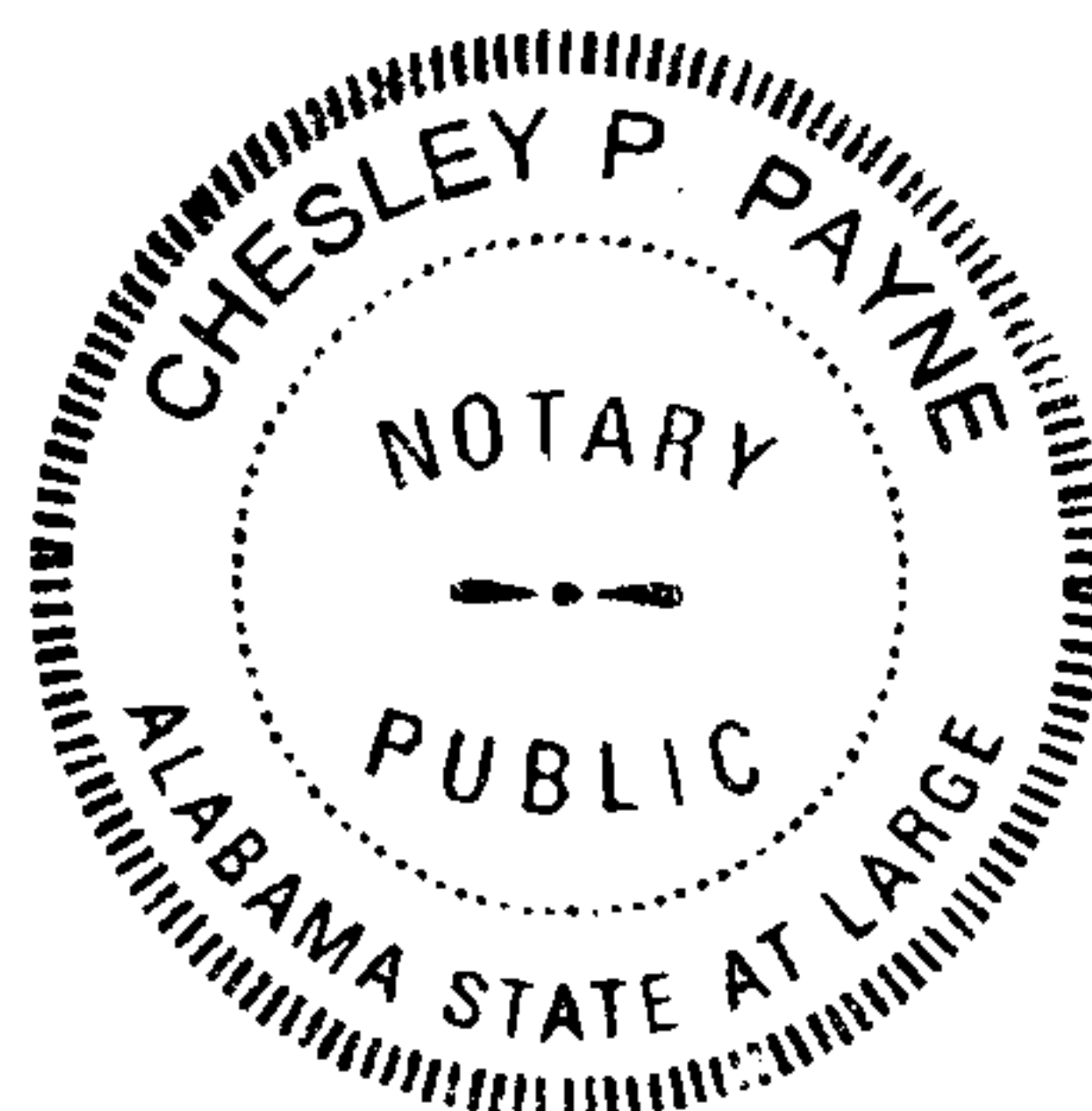


EXHIBIT A
LEGAL DESCRIPTION

Parcel I.

Begin at the NW corner of the SE 1/4 of the SW 1/4 of Section 2, Township 21, Range 1 West, and run thence East along the North line of said forty acres a distance of 186 feet, more or less to the West right of way line of the Columbiana and Chelsea public highway, as now located; run thence in a southerly direction along the west right of way line of said Columbiana and Chelsea public road a distance of 800 feet; thence run west and parallel with the south line of said SE 1/4 of the SW 1/4 of Section 2 to the West line of said forty acres; run thence north along the West line of said forty acres to the NW corner of said SE 1/4 of the SW 1/4 of said Section 2 and the point of beginning of the tract of land herein described.

Parcel II.

The Southwest Quarter of the Southeast Quarter of Section 2, Township 21, Range 1 West, situated in Shelby County, Alabama.

Parcel No. 21-1-02-0-000-008.003 and 21-1-02-0-000-008.000



20140114000013190 3/4 \$61.00
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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 Lee Corey
Mailing Address 3510 Vann Rd, Ste 101
Birmingham, AL 35235

Grantee's Name Ray R. Myers
Mailing Address 7004 Comet Drive
Goldsboro, NC 27530

Property Address See Attached

Date of Sale December 27, 2013
Total Purchase Price \$ 37,848.35

or
Actual Value \$

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 ☐ Appraisal
☐ Sales Contract ☒ Other Agreed Sales Price and Valuation
☐ Closing Statement

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.

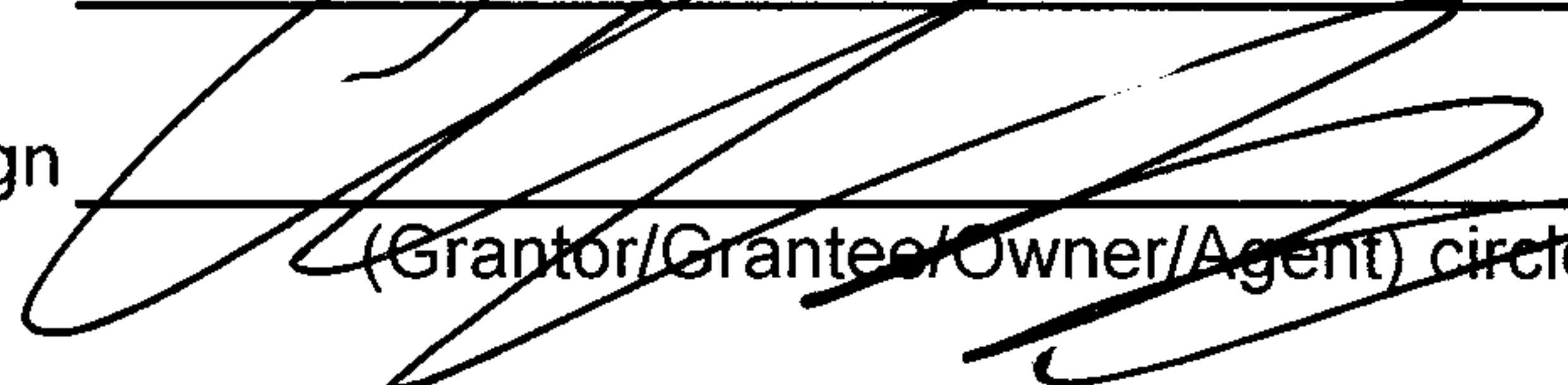
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 1/8/2014

Print Chesley P. Payne

Sign


(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20140114000013190 4/4 \$61.00
Shelby Cnty Judge of Probate, AL
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Verified by)