

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:
Frank O. Dillard
3676 Hwy 77
Columbiana AL
35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THIRTY THOUSAND DOLLARS and NO/00 (\$30,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **James F. Dillard, a married man (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Frank O. Dillard (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 7th day of January, 2014.

James F. Dillard
James F. Dillard

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **James F. Dillard**, 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 7th day of January, 2014.


20140116000014730 1/3 \$50.00
Shelby Cnty Judge of Probate, AL
01/16/2014 09:10:11 AM FILED/CERT

April Clark
Notary Public
My Commission Expires: 1-9-2017

Shelby County, AL 01/16/2014
State of Alabama
Deed Tax: \$30.00

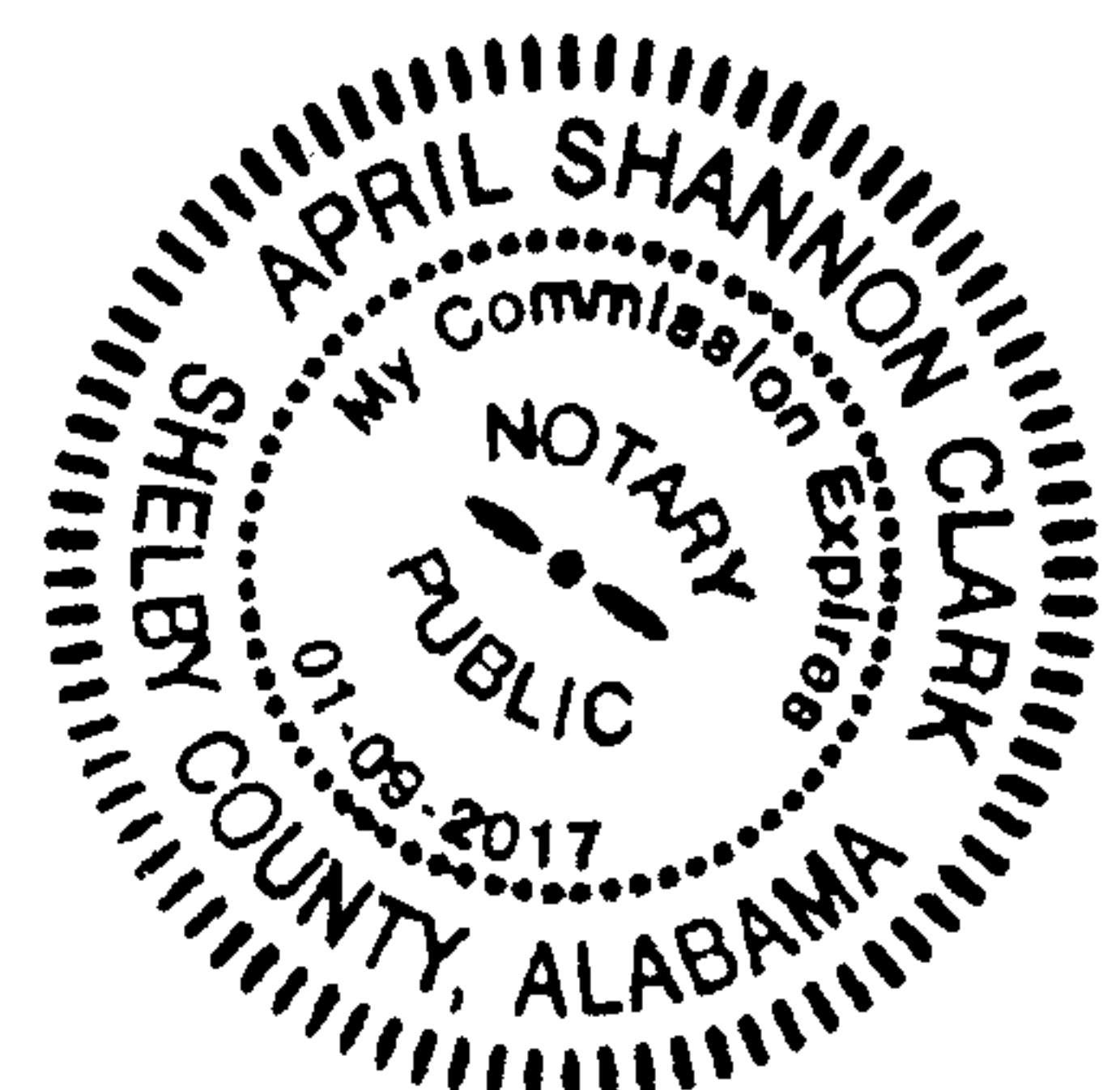


EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1

Commence at the NW Corner of the NE 1/4 of the SE 1/4 of Section 28, Township 21 South, Range 1 East, Shelby County, Alabama; thence N90°00'00"E, a distance of 374.38'; thence S02°01'54"E, a distance of 30.01' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 230.89'; thence N85°05'27"E, a distance of 194.30'; thence S23°31'27"W, a distance of 152.20'; thence S86°40'00"W, a distance of 281.95' to a point on the Northeasterly R.O.W. line of Shelby County Highway 77, 80' R.O.W., said point also being a non-tangent curve to the right, having a radius of 1200.00, a central angle of 04°40'44", and subtended by a chord which bears N36°40'50"W, and a chord distance of 97.97'; thence along the arc of said curve and said R.O.W. line, a distance of 98.00' to a compound curve to the right, having a radius of 1450.00, a central angle of 12°37'53", and subtended by a chord which bears N23°58'22"W, and a chord distance of 319.02'; thence along the arc of said curve and said R.O.W. line, a distance of 319.66'; thence N90°00'00"E and leaving said R.O.W. line, a distance of 328.59' to the POINT OF BEGINNING.

Said Parcel containing 2.65 acres, more or less.



20140116000014730 2/3 \$50.00
Shelby Cnty Judge of Probate, AL
01/16/2014 09:10:11 AM 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 James F. Dillard
Mailing Address 3676 Hwy 77
Columbiana AL
35051

Grantee's Name Frank Dillard
Mailing Address 3676 Hwy 77
Columbiana AL
35051

Property Address 3676
Hwy 77
Columbiana AL
35051

Date of Sale 1-7-2014
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessors Market Value \$ 30,000.00

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 _____

Print James F. Dillard

Unattested _____
(verified by)

Sign James F. Dillard
(Grantor/Grantee/Owner/Agent) circle one



20140116000014730 3/3 \$50.00
Shelby Cnty Judge of Probate, AL
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