

This instrument was prepared without
benefit of title evidence or survey by:

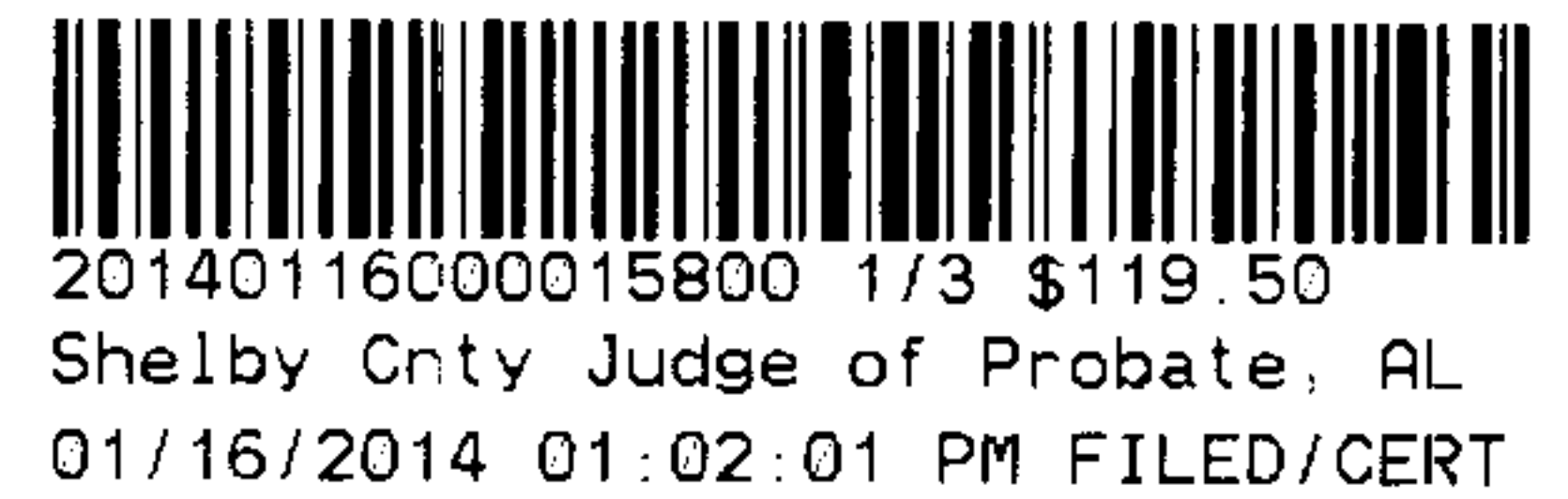
William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:
P.O. Box 502
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA

Shelby County, AL 01/16/2014
State of Alabama
Deed Tax: \$99.50



SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Lura Bell, a widow (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Donna B. Vansant and Annette B. Ruston (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the Southwest corner of the NE 1/4 of the SW 1/4, Section 2, Township 21 South, Range 1 West; thence run Easterly along the South boundary of said 1/4 1/4 for 143.53 feet to the point of intersection of the West right of way line of County Highway 47; thence turn an angle of 87 deg. 28 min. 32 sec. to the left and run along said right of way for 166.70 feet; thence continue along said right of way along a curve to the left, having a radius of 2824.79 feet and central angle of 2 deg. 56 min. 50 sec., for an arc distance of 145.30 feet to the point of beginning; thence continue along said right of way along said curve to the left, having a radius of 2824.79 feet and a central angle of 4 deg. 15 min. 34 sec., for an arc distance of 210.00 feet; thence turn an angle of 89 deg. 16 min. 20 sec. to the left, from the tangent to the curve, and run 138.91 feet; thence turn an angle of 23 deg. 38 min. 05 sec. to the left and run 98.34 feet; thence turn an angle of 72 deg. 19 min. 30 sec. to the left and run 156.97 feet; thence turn an angle of 80 deg. 05 min. 09 sec. to the left and run 208.05 feet to the point of beginning. Said parcel is lying in the NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4, Section 2, Township 21 South, Range 1 West, and contains 0.99 acre.

Subject to easements, rights-of way, and restrictions of record.

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

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators

shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 14th day of January, 2014.

Lura Bell
Lura Bell

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lura Bell, 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 14th day of January, 2014.



William R. Justice
Notary Public

20140116000015800 2/3 \$119.50
Shelby Cnty Judge of Probate, AL
01/16/2014 01:02:01 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 Lura Bell
Mailing Address 3215 Chelsea Rd
Columbiana, AL 35051

Grantee's Name Donna Vansant
Mailing Address PO Box 502
Columbiana, AL 35051

Property Address 3215 Chelsea Rd
Columbiana, AL 35051

Date of Sale 1-14-14
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 99,180

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
☐ 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 1-14-14

Print Lura Bell

☐ Unattested
(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

