

Send Tax Notice To:
Roy H. McKinney, Jr.
25070 Highway 25
Columbiana, AL 35051

State of Alabama)
Jefferson County) **WARRANTY DEED**


20140123000022220 1/3 \$134.00
Shelby Cnty Judge of Probate, AL
01/23/2014 10:46:06 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that Roy H. McKinney and Jane B. McKinney purchased the below property, joint tenants in 1984, recorded in Shelby County Probate at Deed Book 353, Page 689. Further, Grantors are the parents of Grantees and this conveyance is a gift.

NOW THEREFORE, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid to the undersigned grantors Roy H. McKinney and Jane B. McKinney in hand, paid by the grantee herein, the receipt whereof is acknowledged, I/we,

Roy H. McKinney and Jane B. McKinney (herein referred to as grantor) does grant, bargain, sell and convey unto

Roy H. McKinney, Jr. And Margaret Ellen Hague (herein referred to as grantees) the following described real estate situated in Shelby County, Alabama to wit:

A tract in the S1/2 of the NE1/4 of Section 7, Township 21 South, Range 1 East, described as follows: Commence at the NE corner of the SW1/4 of the NE1/4 of Section 7, Township 21 South, Range 1 East; thence run South 52° 51' West, a distance of 295.00 feet to a point on the SE right of way line of Alabama Highway No. 25 and the point of beginning; thence turn an angle of 109° 53' to the left and run a distance of 531.95 feet; thence turn an angle of 18° 48' 10" to the right and run a distance of 469.14 feet; thence turn an angle of 90° 07' 10" to the right and run a distance of 79.20 feet; thence turn an angle of 87° 20' to the left and run a distance of 162.50 feet, to the NW right of way line of the Southern Railroad; thence turn an angle of 89° 16' to the right and run along said right of way line, a distance of 531.00 feet; to the South line of the SE1/4 of the NE1/4 of said Section; thence turn an angle of 36° 42' to the right and run West along the South line of the S1/2 of the NE1/4 of said Section, a distance of 230.84 feet; thence turn an angle of 44° 48' to the right and run a distance of 82.70 feet; thence turn an angle of 4° 35' to the left and run a distance of 900.00 feet; to the SE right of way line of Alabama Highway No. 25; thence turn an angle of 94° 41' to the right, to the Tangent of a right of way curve and run along said right of way line curve (whose Delta Angle is 7° 40' to the right, Tangent distance is 188.72 feet, Radius is 2,816.72 feet, Arc is 376.90 feet) to the P.T. of said curve; thence continue along said right of way line a distance of 435.75 feet to the point of beginning. Situated in the S1/2 of the NE1/4 of Section 7, Township 21 South, Range 1 East, Shelby County, Alabama. According to the survey of Frank W. Wheeler, Ala. Reg. L.S. 3385, dated September 9, 1974.

TO HAVE AND TO HOLD, to the said grantees as joint tenants with right of survivorship and I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; and I (we) have a good right to sell and convey the same as

Shelby County, AL 01/23/2014
State of Alabama
Deed Tax: \$114.00

aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to

the said grantees, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this ____ day of September, 2013.

Hays D. Brown
Witness

Hays D. Brown
Witness

Roy H. McKinney
Roy H. McKinney

Jane B. McKinney
Jane B. McKinney

State of Alabama)
Jefferson County) General Acknowledgment

I, the undersigned authority, a notary public in and for said county and in said state hereby certify that Roy H. McKinney and Jane B. McKinney, whose names are signed to the foregoing conveyance and who are known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19TH day of SEPTEMBER, 2013.

Kearney Dee Hutsler
Notary Public

My Commission Expires: 1-4-15

GRANTEE'S MAILING ADDRESS:
25070 Hwy. 25
Columbiana, AL 35051

THIS INSTRUMENT PREPARED BY:
Kearney Dee Hutsler
KEARNEY DEE HUTSLER, PC
15 Richard Arrington Jr. Blvd. N., Suite 300
Birmingham, AL 35203
No Title/tax advise was given.


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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 Roy H & Jane B McKinney
Mailing Address 35070 Hwy 25
Columbia
AL 35051

Grantee's Name Roy H. McKinney JR
Mailing Address 5941 Southeast Rd
Birmingham, AL 35213
Margaret Hague
3582 County Rd 216
Thorsby AL 35171

Property Address 35070 Hwy 25
Columbia
AL 35051

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 113,940

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 _____

Print Roy H. McKinney

Sign Roy H. McKinney

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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