

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Mary Tolleson
259 Country Dr
Columbiana, AL 35051

WARRANTY DEED



20140304000058360 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
03/04/2014 10:30:25 AM FILED/CERT

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Hundred Thirty Four Thousand dollars and Zero cents (\$134,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Susan Joiner Davis Milliken and husband Robert Milliken (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Mary Tolleson (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2014 and subsequent years, easements, restrictions, rights of way, and permits of record.

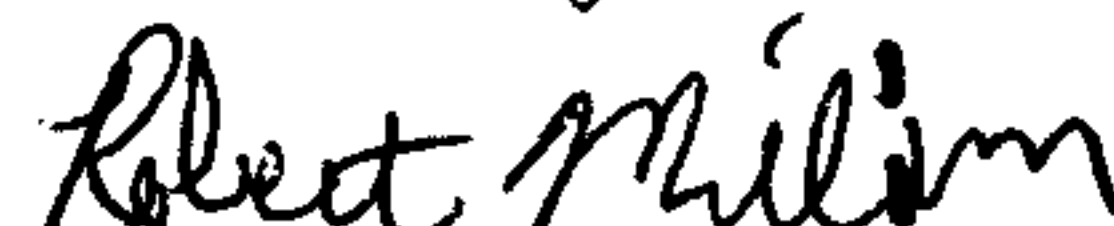
\$136,734.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

Susan Joiner David Milliken and Susan Joiner Davis is one in the same person

TO HAVE AND 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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 28th day of February, 2014

_____	(SEAL)		(SEAL)
		Susan Joiner Davis Milliken	
_____	(SEAL)		(SEAL)
		Robert Milliken	
_____	(SEAL)	_____	(SEAL)
			(SEAL)

STATE OF ALABAMA

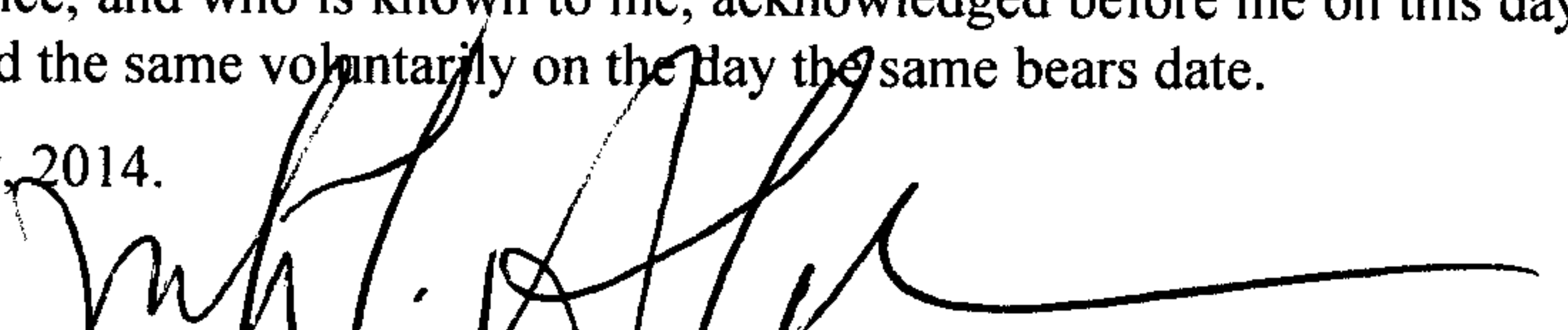
} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Susan Joiner Davis Milliken and Robert Milliken whose names are 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of February, 2014.

My Commission Expires: 10-4-2016



Notary Public

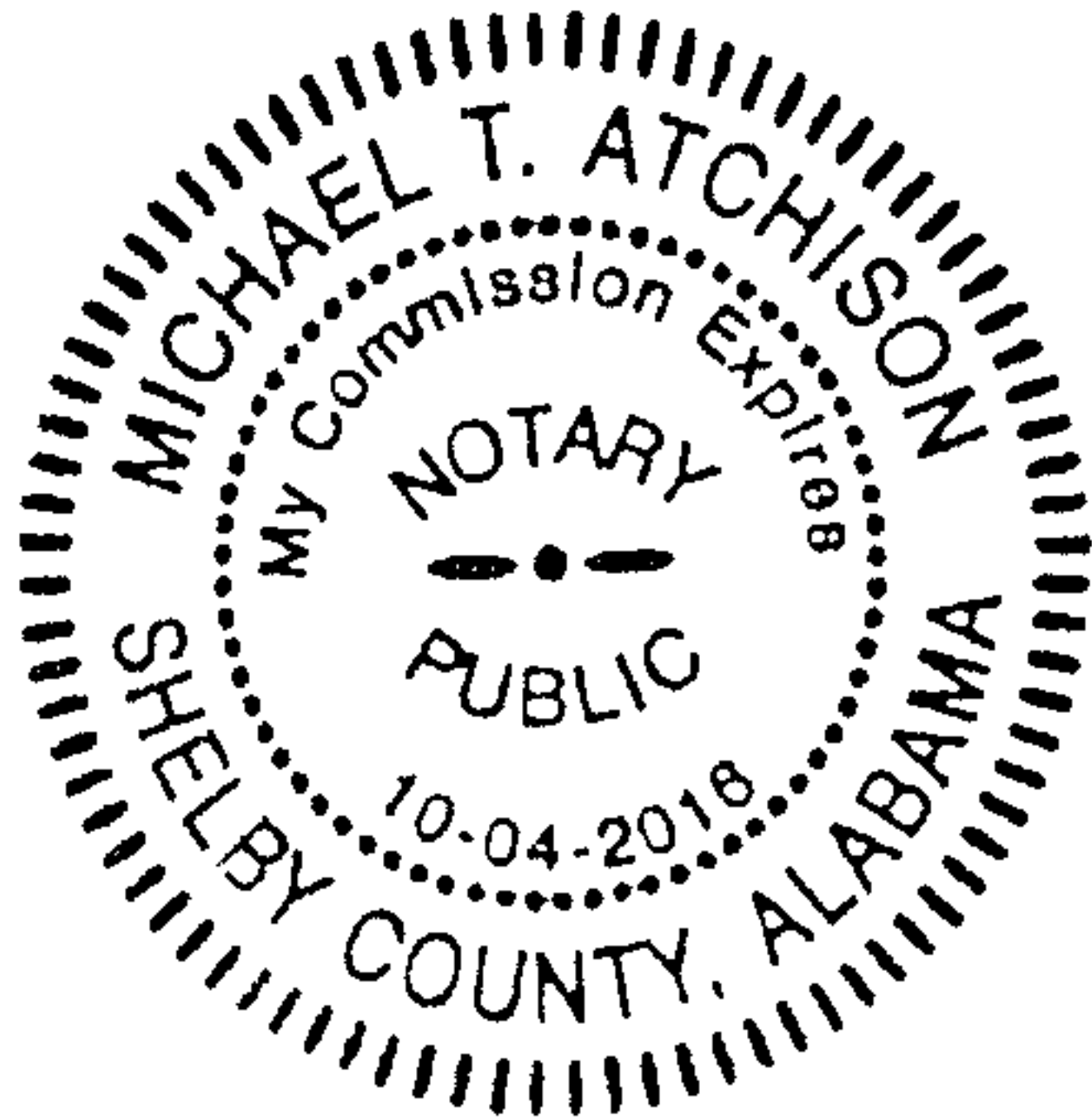


EXHIBIT A

Commence at the NE corner of the NE 1/4 of the NE 1/4 of Section 16, Township 21 South, Range 1 West, Shelby County, Alabama; thence run West along the North line of said 1/4-1/4 on a bearing of South 88 degrees 38 minutes 57 seconds West a distance of 1052.08 feet to a point; thence South 42 degrees 49 minutes 38 seconds West a distance of 814.92; thence South 31 degrees 42 minutes 27 seconds West a distance of 14.39 feet; thence South 88 degrees 58 minutes 22 seconds West a distance of 1106.31 feet; thence South 54 degrees 07 minutes 34 seconds West a distance of 476.53 feet to the Northeasterly corner of Bobby Joiner's property as recorded in Deed Book 226, Page 468; thence North 60 degrees 10 minutes 08 seconds West a distance of 140.00 feet to the Northeasterly line of Noma Joiner's property as recorded in Deed Book 289, Page 620; thence North 54 degrees 07 minutes 34 seconds East a distance of 175.00 feet to the Northeasterly corner of said property; thence North 60 degrees 10 minutes 08 seconds West a distance of 15.0 feet to the Southeasterly corner of Ruby Joiner's property as recorded in Deed Book 292, Page 206; thence North 54 degrees 07 minutes 34 seconds East a distance of 300.00 feet to the Northeasterly corner of said property; thence North 45 degrees 57 minutes 04 seconds East a distance of 763.23 feet to the North line of said Section 16; thence turn to the right and run a Southerly direction parallel with the Western line of the 1/4-1/4 Section a distance of 450 feet, more or less, to a point on the Northern boundary of an existing unpaved access road, which said point is the point of beginning of the property herein described thence turn to the left and run in an Easterly direction along the Northern boundary of said unpaved road a distance of 300 feet to a point; thence turn to the left and run in a Northerly direction parallel with the Western boundary of said 1/4-1/4 Section a distance of 300 feet to a point; thence turn to the left and run Westerly parallel with the northern boundary of said unpaved access easement a distance of 300 feet to a point; thence turn to the left and run 300 feet in a Southerly direction to point of beginning.

AND 30' easement lying South of above property as shown in Map Book 31, Page 116 of Joinertown Family Subdivision.

Joiner
Susan Joiner Mulliken
Robert Mulliken



20140304000058360 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
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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 Susan Joiner Davis Milliken Grantee's Name Mary Tolleson
Mailing Address 259 County Dr Mailing Address 259 County Dr
Columbiana AL 35051 Columbiana AL 35051

Property Address 259 County Dr Date of Sale 2-28-14
Columbiana AL Total Purchase Price \$ 134,000
Or
Actual Value \$ _____
Or
Assessors 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
☐ 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 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 2-28-14

☐ Unattested
(verified by)

Print X Susan Joiner Davis Milliken
Sign Susan Joiner Davis Milliken
(Grantor/Grantee/Owner/Agent) circle one

