

This Instrument was Prepared by:

Send Tax Notice To: John Beane

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

P.O. Box 145
Columbiana, AL 35051

File No.: S-14-21028

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Twenty Five Thousand Dollars and No Cents (\$25,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Sanford D. Hatton, Jr as Conservator of the Estate of Odessa Vick, Case No. CV-11-560, Shelby County, Alabama** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **John Beane**, (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

Odessa M. Vick is the surviving grantee in Deed Book 313, page 878, Probate Office, Shelby County, Alabama. The other grantee, Mattie Lou Vick, is deceased, having died 12/29/09

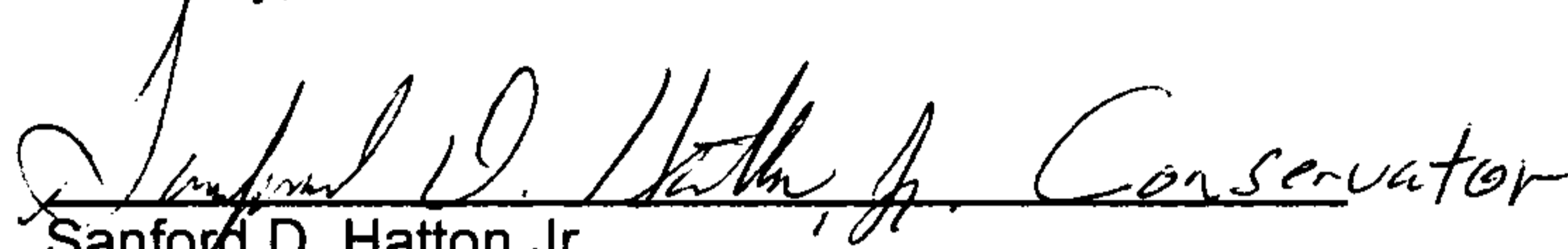
Property may be subject to taxes for 2014 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$40,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, 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 (we) have hereunto set my (our) hand(s) and seal(s) this the 28th day of February, 2014.

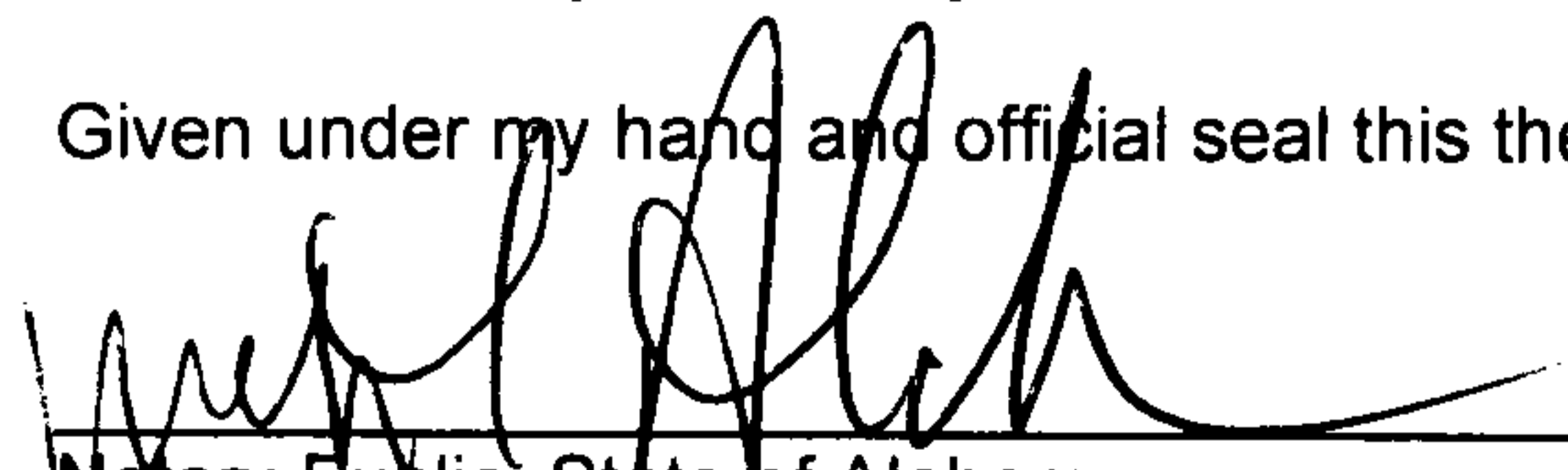

Sanford D. Hatton Jr.
As Conservator of
The Estate of Odessa Vick, CV-11-560

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Sanford D. Hatton, Jr as Conservator of the Estate of Odessa Vick, Case No. CV-11-560, Shelby County, Alabama, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

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


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: October 04, 2016

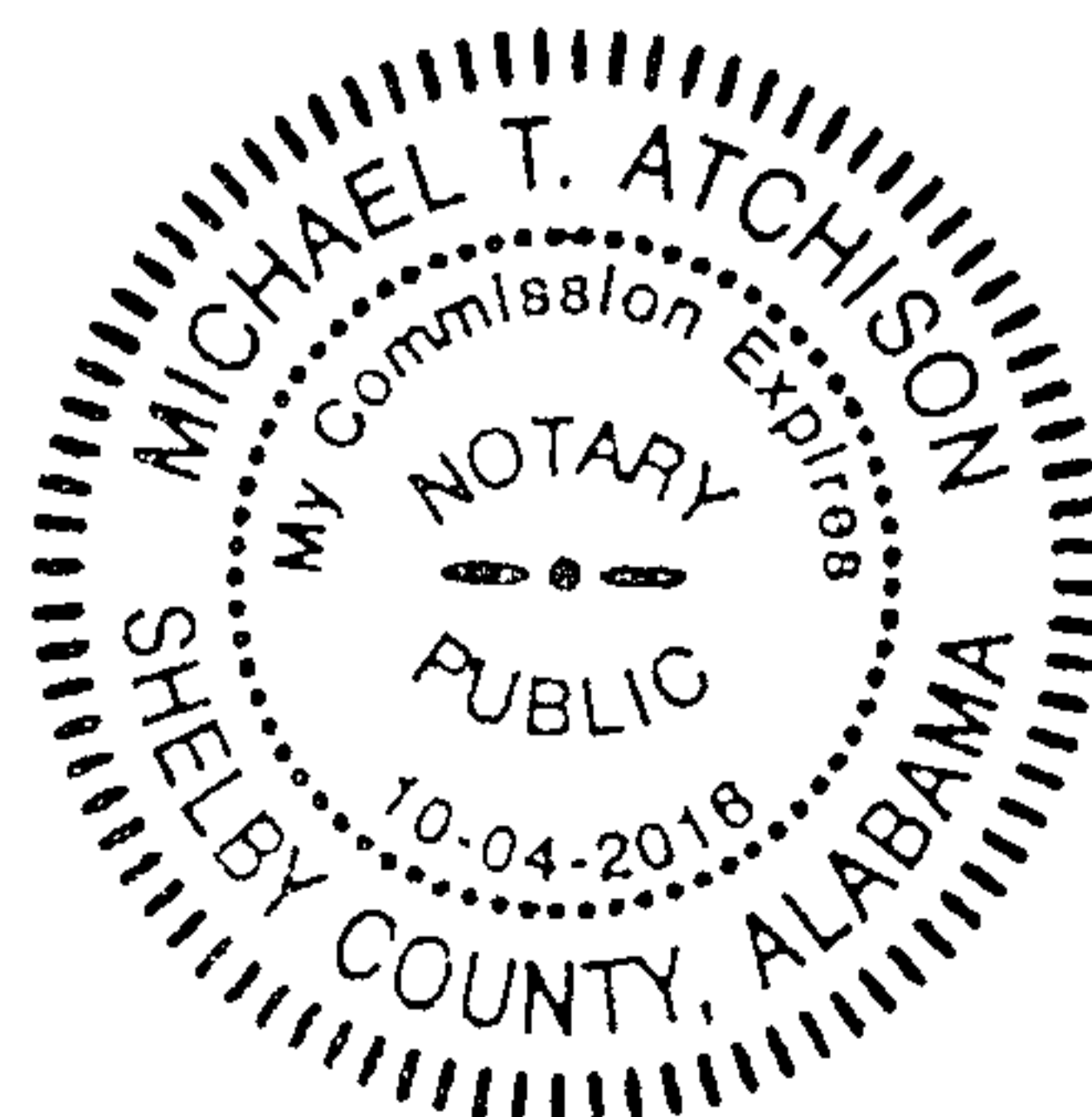



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

A part of the SE 1/4 of SW 1/4 of Section 13, Township 22 South, Range 1 West, described as follows:
To find the point of beginning, start at the Southeast corner of the SE 1/4 of SW 1/4 of said Section 13;
thence Northwardly along the East line of said SE 1/4 of SW 1/4 a distance of 502 feet, more or less, to a
point 85 feet Northwardly from the center line of the L & N Railroad; measured at right angles to said
center line of said railroad; thence westwardly parallel to and 85 feet North of the centerline of said L & N
Railroad a distance of 436.0 feet to a point which is the point of beginning; thence northwardly at a
deflection angle of 118 degrees 13 minutes to the right a distance of 207.8 feet, more or less, to a point
on the South line of a public road; thence westwardly along the West line of said public road a distance of
264.2 feet, more or less, to a point 85 feet eastwardly from the center line of said L & N Railroad,
measured at right angles to said center line of said railroad; thence southeastwardly parallel to and 85 feet
from the center line of said railroad a distance of 308.2 feet, more or less to the point of beginning.


201403060000062400 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
03/06/2014 03:38:36 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	Sanford D. Hatton Jr.	Grantee's Name	John Beane
Mailing Address	PO Box 976 Columbiana AL 35051	Mailing Address	PO Box 145 Columbiana AL 35051
Property Address	10023 Hwy 42 Columbiana, Alabama 35051	Date of Sale	February 28, 2014
		Total Purchase Price	\$25,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 February 27, 2014

Print Sanford D. Hatton Jr.

Unattested

Sign Sanford D. Hatton Jr.
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

20140306000062400 3/3 \$21.00
Shelby Cnty Judge of Probate: AL
03/06/2014 03:38:36 PM FILED/CERT

Form RT-1