

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:  
251 Farmingdale Road  
Harpersville, AL 35078

## **STATUTORY WARRANTY DEED**

### **STATE OF ALABAMA**

**SHELBY COUNTY**                      KNOW ALL MEN BY THESE PRESENTS,

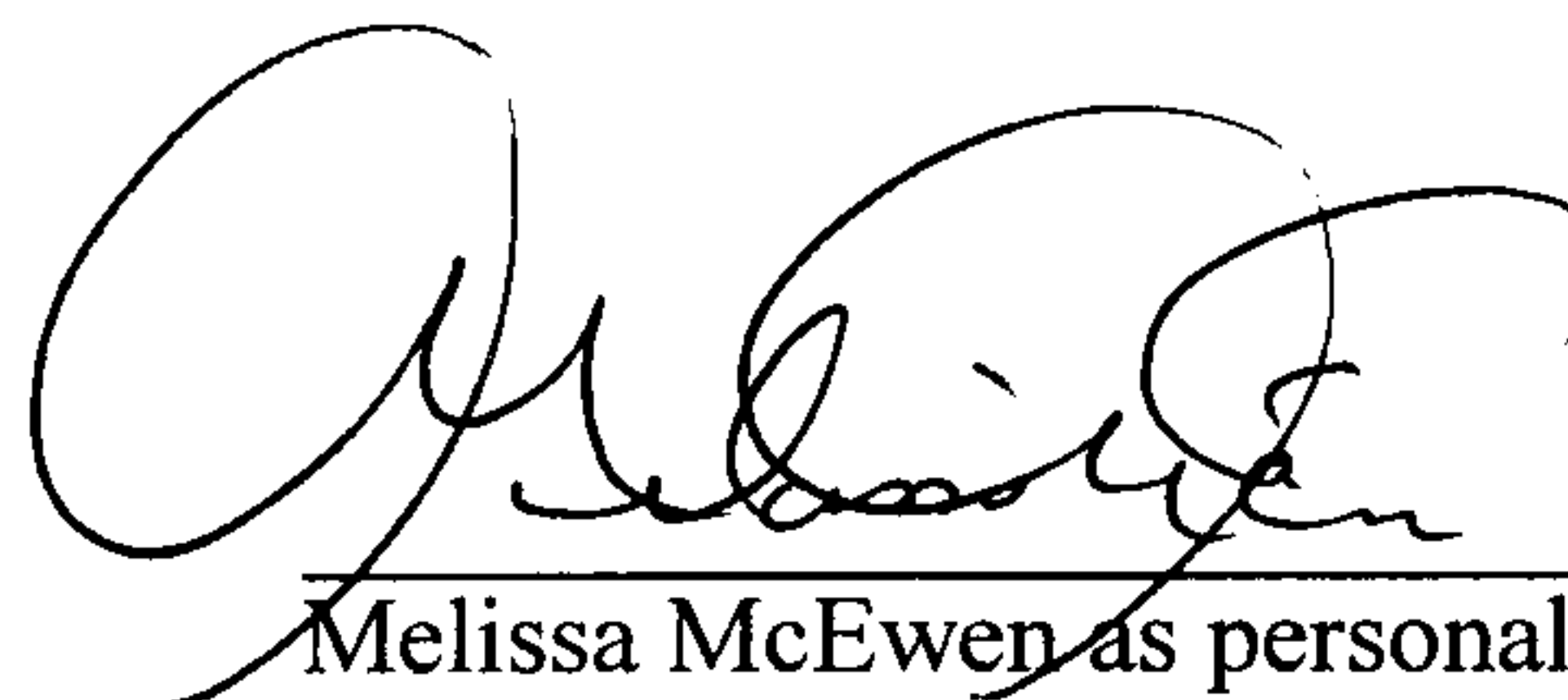
That in consideration of the distribution of the estate of Sammy McEwen, deceased, in accordance with his will probated in Case No. PR-2013-000608 in the Probate Court of Shelby County, Alabama, the undersigned Melissa McEwen, personal representative of said estate (herein referred to as GRANTOR) pursuant to the power given to her in said will does grant, bargain, sell and convey unto Melissa McEwen (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

See attached Exhibit A for legal description

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

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this

7<sup>th</sup> day of April, 2014.



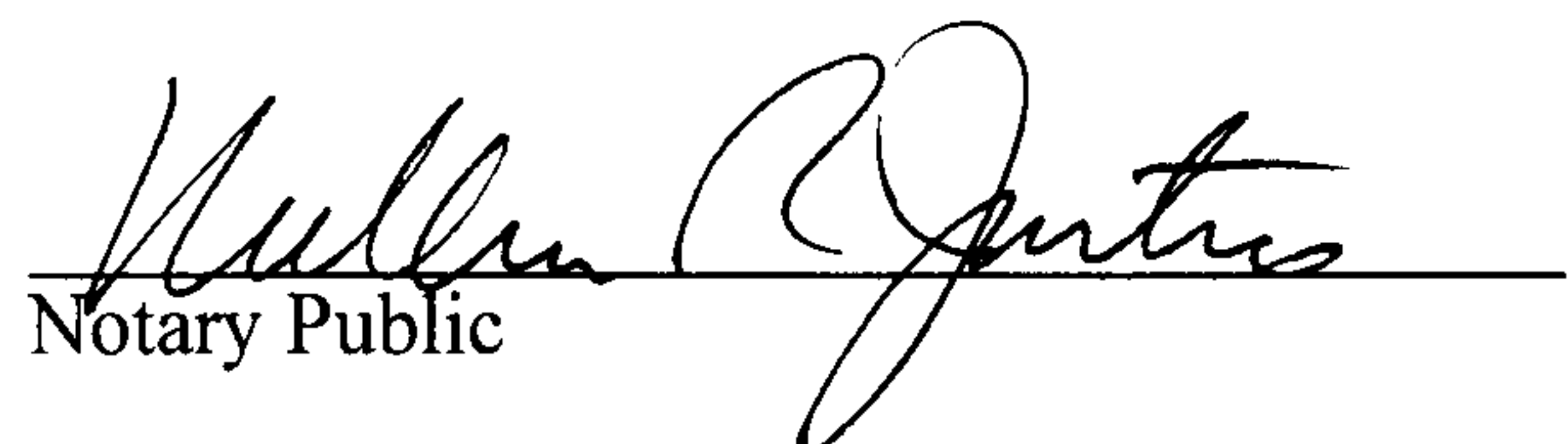
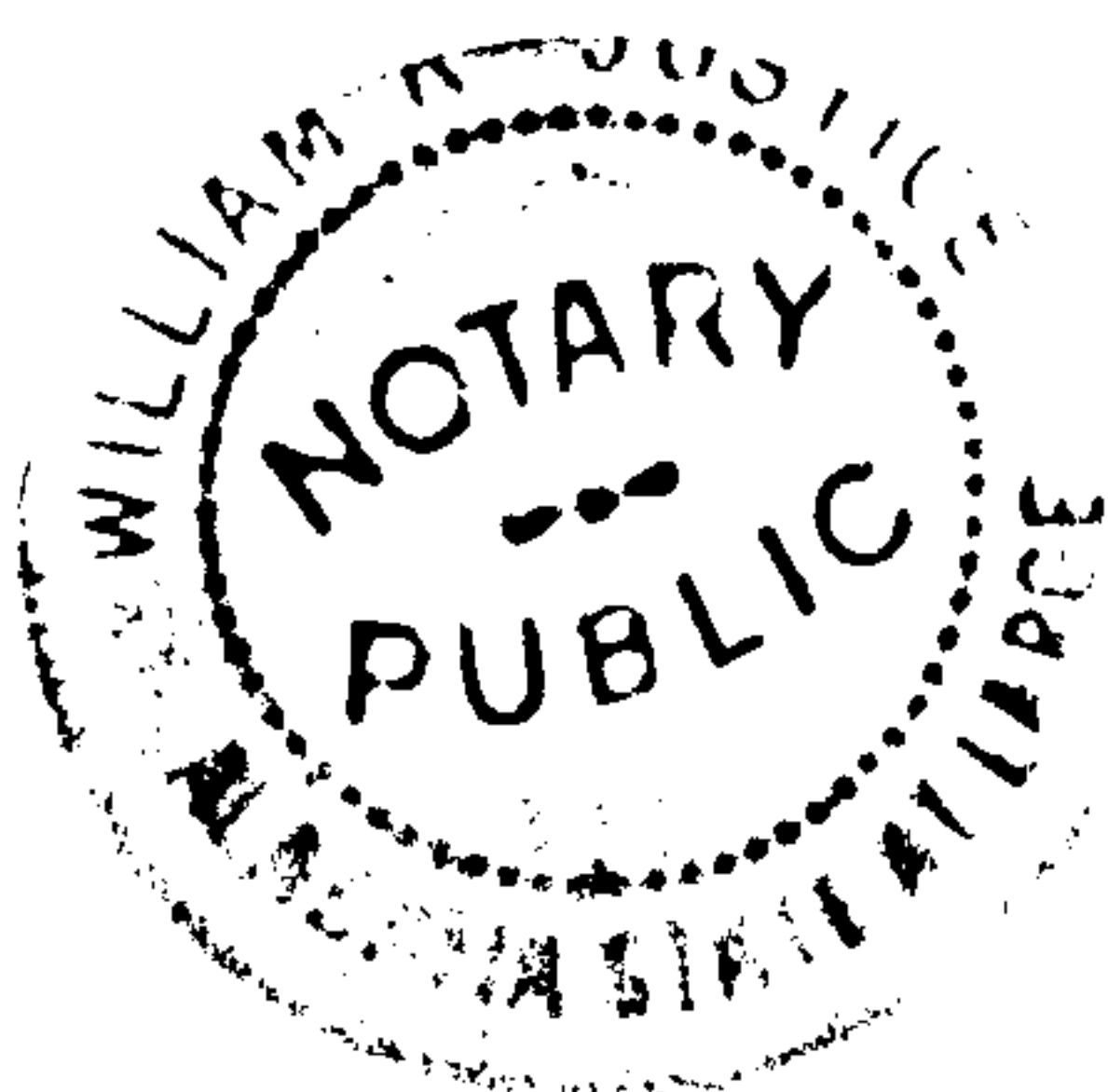
\_\_\_\_\_  
Melissa McEwen as personal representative

STATE OF ALABAMA  
COUNTY OF SHELBY

### **Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Melissa McEwen, whose name as personal representative of the estate of Sammy McEwen, deceased, 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 as such personal representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7<sup>th</sup> day of April, 2014.

  
\_\_\_\_\_  
Notary Public

# EXHIBIT A

## LEGAL DESCRIPTION

### PARCEL I:

Begin at the Southeast corner of SE 1/4 of SW 1/4 of Section 6, Township 21 South, Range 2 East; run thence North 2 degrees 30 minutes West along the East boundary of the said SE 1/4 of SW 1/4 a distance of 420 feet; thence South 87 degrees 58 minutes West parallel to the South boundary of said SE 1/4 of SW 1/4 a distance of 488.07 feet to a point on the 450 contour (according to SECCO elevation surveys); thence southerly and southwesterly along the said 450 contour to the North side of Brothers Avenue; run thence North 87 degrees 58 minutes East 378.23 feet; thence South 2 degrees 30 minutes East 25 feet to the South line of said SE 1/4 of SW 1/4; run thence North 87 degrees 58 minutes East along said South line 338 feet to the point of beginning, EXCEPT a strip of land extending 50 feet from and parallel to the 450 contour, said strip of land being situated Southeast and Easterly of said 450 contour as shown by map made by James L. Ray, Jr., on April 23, 1960. Said 50 foot strip being off the Westerly portion of the above described land; said map being recorded in Map Book 4, Page 54 in the Probate Office of Shelby County, Alabama.

### PARCEL II:

Commence at the NW corner of Section 6, Township 21 South, Range 2 East, Shelby County, Alabama; thence run South along the West line of said Section 6, a distance of 1802.82 feet; thence turn an angle of 89 degrees 42 minutes 54 seconds to the left and run a distance of 238.31 feet to the point of beginning; thence turn an angle of 91 degrees 40 minutes 29 seconds to the left and run a distance of 119.92 feet; thence turn an angle of 87 degrees 56 minutes 33 seconds to the right and run to the NW right of way line of Alabama State Highway No. 25; thence turn right and run Southwesterly along said NW right of way line to the point of intersection with the Easterly extension of the South line of the parcel conveyed by H. G. McEwen and wife, Euna McEwen to S.S. McEwen and wife, Barbara E. McEwen by deed recorded in Deed Book 330, Page 893 in the Probate Office of Shelby County, Alabama; thence turn right and run Westerly along said extension to the point of beginning.

LESS AND EXCEPT property described in Inst. No. 1998-28517 in Probate Office of Shelby County, Alabama.

### PARCEL III:

Commence at the northwest corner of Section 6, Township 21 South, Range 2 East and run thence South 2 degrees 30 minutes East along the section line a distance of 1715.57 feet to the point of beginning of the parcel herein described; thence continue in the same direction South a distance of 87.25 feet to a point; thence North 89 degrees 5 minutes West a distance of 218.03 feet to a point on the East right of way line of Shelby County Road No. 61; thence run North along the East right of way line of said road a distance of 116.91 feet, more or less, to the Carder property as described in Deed Book 286, Page 695 in Probate Office; thence North 83 degrees 42 minutes 30 seconds East 160.86 feet along said South line of Carder property to the point of beginning.

### PARCEL IV:

Commencing at the northwest corner of Section 6, Township 21 South, Range 2 East, thence run South 2 degrees 30 minutes East (magnetic bearing) along the range line a distance of 1497.47 feet to a point; thence North 86 degrees 17 minutes West a distance of 140.34 feet to a point on the East right of way line of County Highway Project SACP 4246A; thence South 12 degrees 53 minutes West along said right of way line a distance of 286.00 feet to the point of beginning of the lot herein conveyed; thence South 5 degrees 46 minutes West along said right of way line a distance of 99.51 feet to a point; thence South 13 degrees 20 minutes 30 seconds East along said right of way line a distance of 70.20 feet to a point (being NW corner of property known as Braxton Mooney property); thence North 88 degrees 53 minutes 30 seconds East along North boundary of said Braxton Mooney property, a distance of 212.09 feet to a point; thence North 0 degrees 8 minutes West along West boundary of property known as Dewey Bolton property a distance of 171.45 feet to a point; thence South 87 degrees 50 minutes West a distance of 218.03 feet to the point of beginning; all being situated in the SE 1/4 of NE 1/4 of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama.

### PARCEL V:

Commencing at the intersection of the South side of Church Street with East side (extended) of the sidewalk on the West side of Main Street and run in a southerly direction along the East side of the sidewalk on the West side of Main Street 78 feet to a point in line with the South side of a building known as the R. G. Weldon store building, from said point run in a westerly direction along the South side of said store building 119 feet 3 1/2 inches; turn thence an angle of 90 degrees to the right and run in a northerly direction parallel with Main Street 50 feet to a point, which point is in line with the North wall of said R. G. Weldon store building; turn thence an angle of 90 degrees to the right and run the line between the said R. G. Weldon building and the old bank building 119 feet 3 1/2 inches to the East side of said sidewalk; turn thence an angle 90 degrees to the right and run in a southeasterly direction along the East side of said sidewalk 50 feet to a point, being the point of beginning; all being situated in the town of Wilsonville, Shelby County, Alabama. The 119 feet 3 1/2 inches length mention in the above description includes the 20 feet that runs in a westerly direction from the west wall.



20140407000098250 2/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
04/07/2014 10:23:48 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 Sammy McGwen Estate  
Mailing Address 251 Farmingdale Road  
Harpersville, AL 35078

Grantee's Name Melissa McGwen  
Mailing Address 251 Farmingdale Road  
Harpersville, AL 35078

Property Address Main Street, Hwy 25,  
& Brothers Ave  
Wilsonville, AL

Date of Sale 4-7-14  
Total Purchase Price \$  
or  
Actual Value \$

or  
Assessor's Market Value \$ 618,940

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 avail:

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 4-7-14

Print Melissa McGwen

Sign

Melissa McGwen

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1