

**INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION**

This instrument was prepared by

Mitchell A. Spears, Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to: Patrick D. Thomas

(Address) 13589 Hwy 73

Montevallo, AL 35115

Minimum Value: \$2,000.00

Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR and other good and valuable consideration** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **DAVID E. THOMAS and wife, ANNE B. THOMAS, whose address is 13505 Hwy 73, Montevallo, Alabama 35115** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **PATRICK D. THOMAS, whose address is 13589 Hwy 73, Montevallo, Alabama 35115** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:


A parcel of land located in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 9, T-24-N, R-12-E described as follows:

Begin at the SW Corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 9, T-24-N, R-12-E, and run easterly along the south side of the N $\frac{1}{2}$ of Section 9 for a distance of 2750.03 ft.; thence continue easterly along the south side of the said N $\frac{1}{2}$ of Section 9, T-24-N, R-12-E, for a distance of 445.79 ft. to a point on the West R.O.W. of Shelby County Hwy. No. 73; thence turn an angle of 70 deg. 43 min. 19 sec. to the left and run northeasterly along said R.O.W. for 222.48 ft. to the Point of Beginning of the parcel herein described; thence turn an angle of 109 deg. 16 min. 41 sec. to the left and run westerly 132.5 ft., thence turn right an angle of 90 deg. and run northerly for 100 ft.; thence turn right 90 deg. and proceed easterly back to the R.O.W. of Shelby County Hwy No. 73; thence turn right and run southwesterly along said R.O.W. for 105.94 ft. back to the point of beginning of the property herein described, consisting of 0.34 acre, more or less, situated in Shelby County, Alabama.

SUBJECT TO:

Property taxes for 2014 and subsequent years.

Easements, restrictions, rights of way and permits of record.


20140410000105000 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
04/10/2014 03:32:15 PM FILED/CERT

Shelby County, AL 04/10/2014
State of Alabama
Deed Tax: \$2.00

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 grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 8th day of April, 2014.



DAVID E. THOMAS

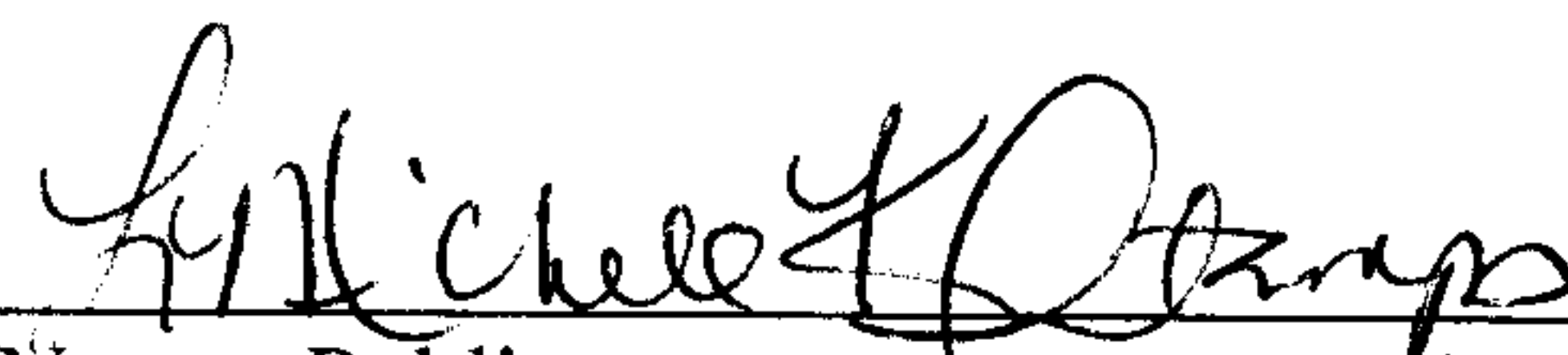


ANNE B. THOMAS


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **DAVID E. THOMAS and ANNE B. THOMAS**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of April, 2014.



Notary Public
My commission expires: 5/17/2015


20140410000105000 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
04/10/2014 03:32:15 PM FILED/CERT

Real Estate Sales Validation Form

Form RT-1

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name David E. Thomas
Mailing Address Anne B. Thomas
13505 Hwy. 73
Montevallo, AL 35115

Grantee's Name Patrick D. Thomas
Mailing Address 13589 Hwy. 73
Montevallo, AL 35115

Property Address N/A



20140410000105000 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
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Total Purchase Price \$
Or
Actual Value \$ 2,000.00
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)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other Tax Assessment Records
☐ 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).

Print David E. Thomas
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA)
COUNT OF SHELBY)

Sworn to and subscribed before me this the 8th day of April, 2014.

[Signature]
Notary Public
My commission expires: 5/17/2015