

This instrument was prepared by:  
Wallace, Ellis, Fowler, Head & Justice  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
Andrew L. Davis  
PO Box 412  
Harpersville, AL 35078

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **Forty Eight Thousand and No/00 Dollars.....(\$48,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Lowell N. Martin, a married man, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Andrew L. Davis, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2014 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

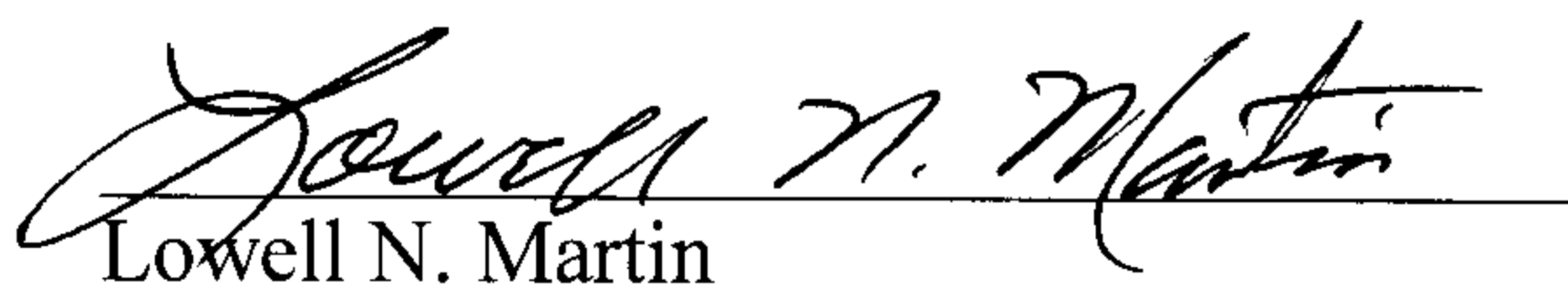
Lowell N. Martin is the surviving grantee in deed recorded in Instrument 1994-26452. The other grantee Susan K. Martin having died March 11, 2010.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF GRANTOR OR HIS RESPECTIVE SPOUSE.

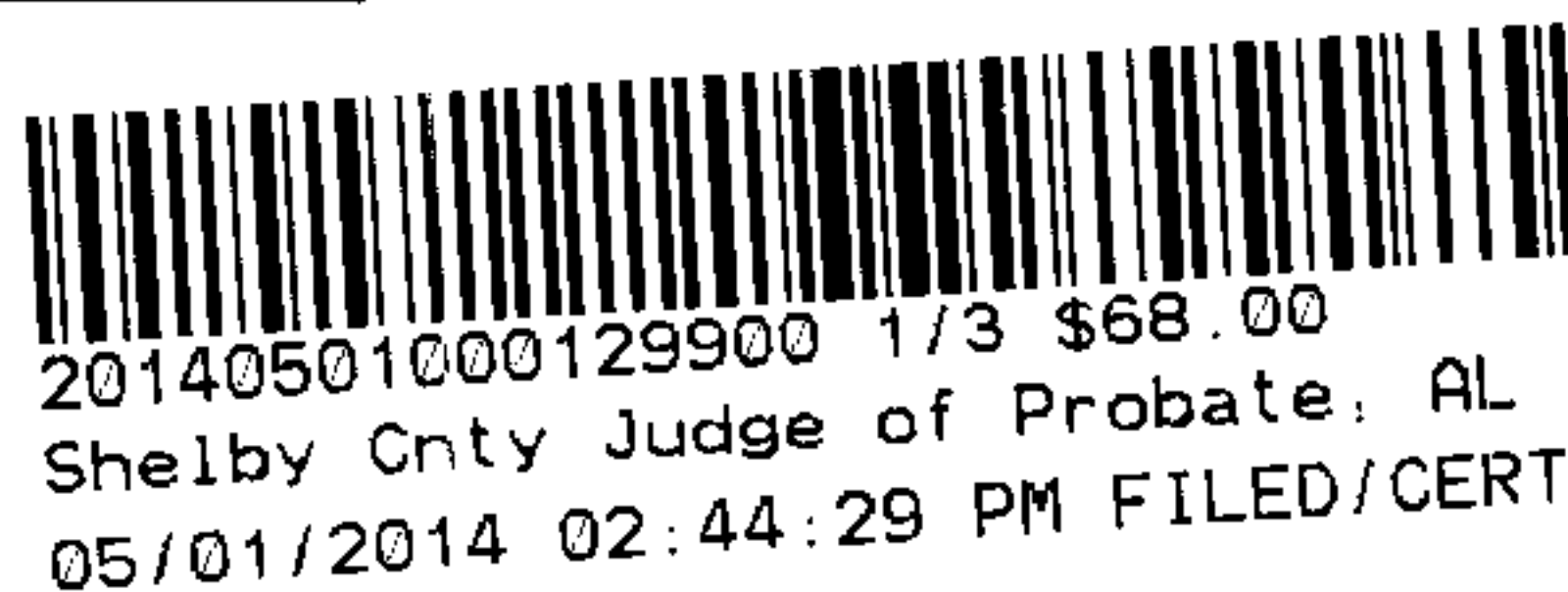
**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 1<sup>st</sup> day of May, 2014.

  
Lowell N. Martin

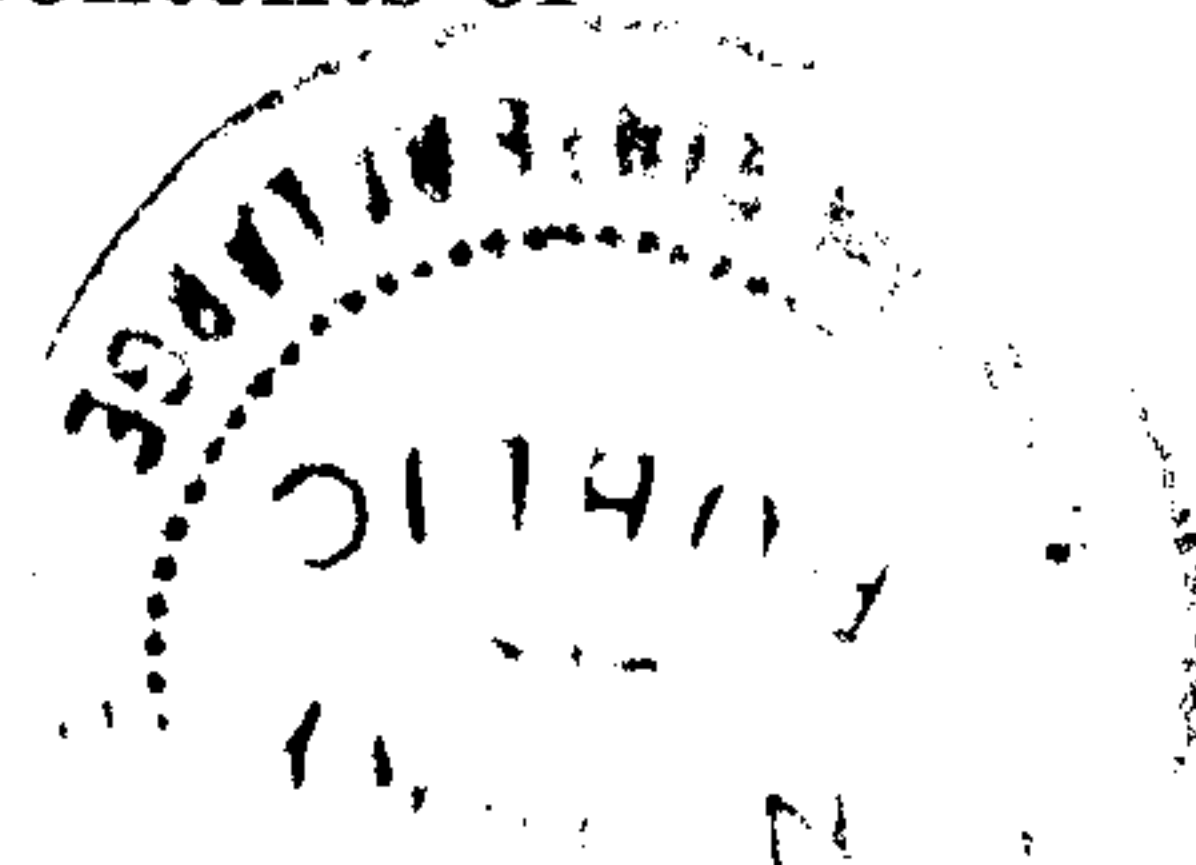
STATE OF ALABAMA  
SHELBY COUNTY

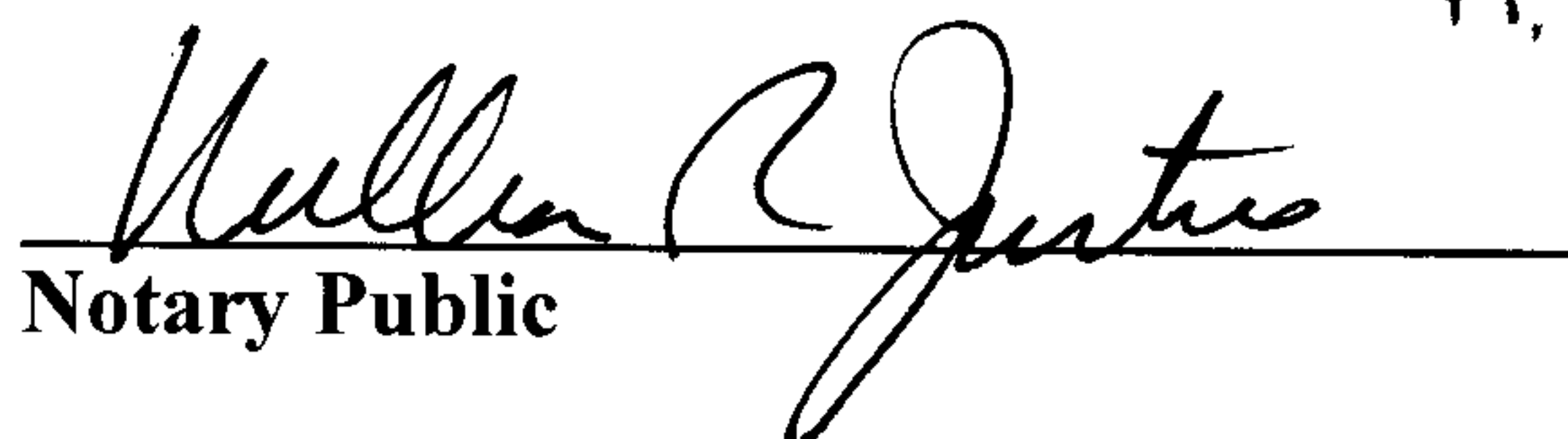


Shelby County, AL 05/01/2014  
State of Alabama  
Deed Tax: \$48.00

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lowell N. Martin, who 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1<sup>st</sup> day of May, 2014.



  
Notary Public

My Commission Expires: 9/12/15

EXHIBIT "A"  
LEGAL DESCRIPTION

Begin at the southeast corner of the Southwest quarter of Section 27, Township 19 South, Range 2 East and run North along the 1/4-1/4 section line for a distance of 650.18 feet to an iron; thence turn 90 degrees 00 minutes left and run 220.19 feet to an iron; thence turn 83 degrees 26 minutes right and run 525.43 feet to an iron; thence turn 96 degrees 34 minutes right and run 7.0 feet to an iron; thence turn 90 degrees 00 minutes left and run 110.25 feet to an iron; thence turn 120 degrees 26 minutes 53 seconds left and run 35.47 feet to an iron; thence turn 66 degrees 15 minutes 31 seconds left and run 456.19 feet to an iron; thence turn 01 degree 21 minutes 50 seconds left and run 209.85 feet to an iron; thence turn 72 degrees 16 minutes 27 seconds right and run 419.89 feet to an iron; thence turn 109 degrees 19 minutes right and run 203.94 feet to an iron; thence turn 110 degrees 20 minutes 21 seconds left and run 221.37 feet to an iron; thence turn 68 degrees 34 minutes 24 seconds left and run 6.21 feet to an iron; thence turn 94 degrees 25 minutes 26 seconds right and run 292.05 feet to an iron; thence turn 84 degrees 12 minutes 18 seconds left and run 211.54 feet to an iron; thence turn 95 degrees 14 minutes 12 seconds left and run 207.54 feet to an iron; thence turn 88 degrees 29 minutes 21 seconds right and run 314.37 feet to an iron; thence turn 88 degrees 45 minutes 30 seconds left and run 910.49 feet to the point of beginning.

LESS AND EXCEPT and portion of the above described property conveyed to Terry Threatt and Mary Threatt by deed recorded in Real Book 275, Page 275, in the Probate Office of Shelby County, Alabama.

ALSO, LESS AND EXCEPT, any part of above described property lying West of a line running North and South, being 910.49 feet West of Southeast corner.

*MT*



20140501000129900 2/3 \$68.00  
Shelby Cnty Judge of Probate, AL  
05/01/2014 02:44:29 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 Lowell N. Martin  
Mailing Address: 180 April Lane  
Sterrett, AL 35147

Grantee's Name Andrew L. Davis  
Mailing Address PO Box 412  
Harpersville, AL 35078

Property Address Hwy 62 & M Street  
Harpersville, AL

Date of Sale 5/1/14

Total Purchase Price \$ 48,000.00

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)

☐ Bill of Sale  
☐ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other



20140501000129900 3/3 \$68.00  
Shelby Cnty Judge of Probate, AL  
05/01/2014 02:44:29 PM FILED/CERT

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 5/1/2014

Sign Lowell N. Martin  
(Grantor/Grantee/Owner/Agent) circle one

Print Lowell N. Martin

☐ Unattested

(Verified by)