

This Instrument was Prepared by:

Send Tax Notice To: John T Guthrie

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

1775 Hwy 49  
Columbiana, Ala 35051

File No.: TS-1400813

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Forty Thousand Dollars and No Cents (\$140,000.00)**, 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, **Shannon McDonald Clark** and Clifford Daniel Clark, wife and husband (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **John T Guthrie**, (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

**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.**


**\$143,000.00** 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 30th day of April, 2014.

  
Shannon McDonald Clark

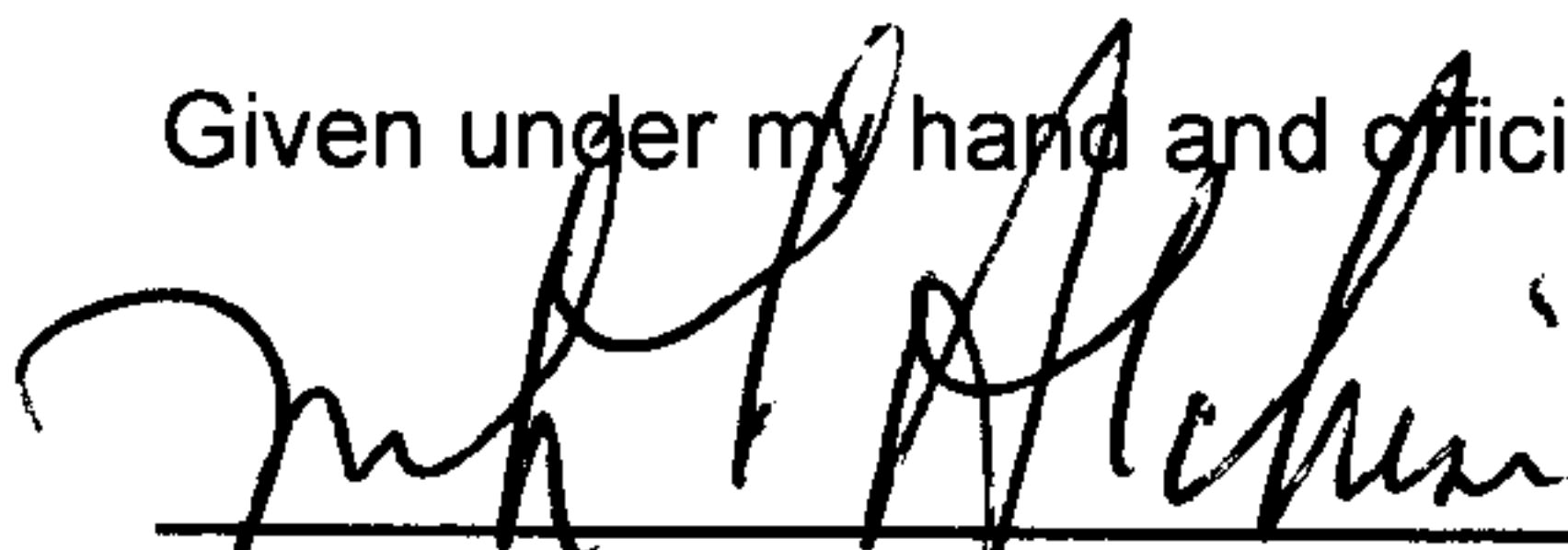
  
Clifford Daniel Clark

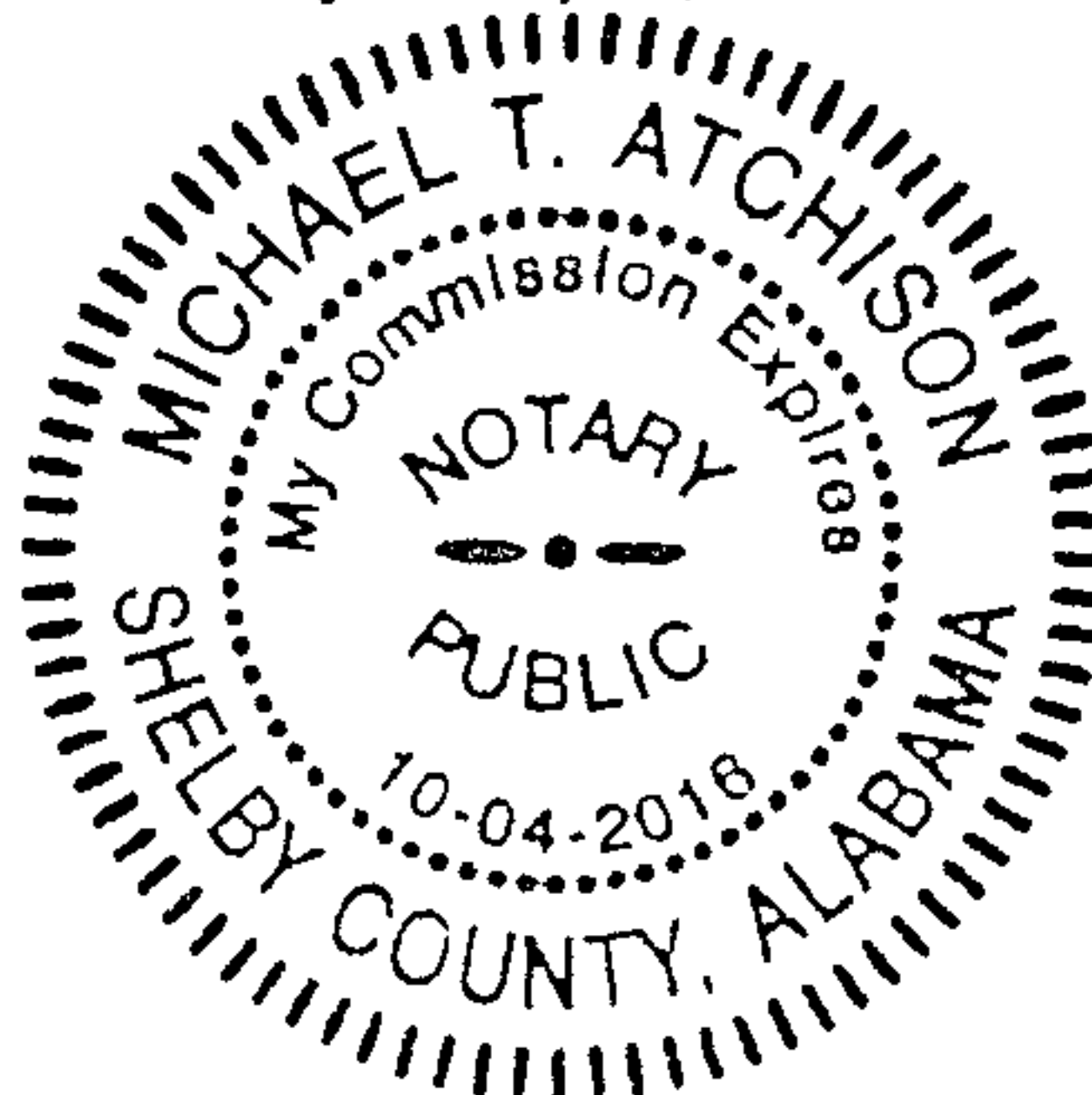
State of Alabama


County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Shannon McDonald Clark and Clifford Daniel Clark, 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 30th day of April, 2014.

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



  
20140506000135990 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
05/06/2014 03:01:24 PM FILED/CERT

## EXHIBIT "A"

Commence at the Northeast corner of the NW 1/4 of SE 1/4 of Section 31, Township 20, Range 1 East, and run West along the North line of said 1/4 - 1/4 section a distance of 370.0 feet to the point of beginning; thence South and parallel with the East line of said 1/4 - 1/4 section to the North right-of-way line of County Highway No. 49; thence in a Southwesterly direction along said right-of-way line to the East line of Claudie Hughes land at a point which is 390 feet due East of the West line of said 1/4 - 1/4 Section; thence run along said Claudie Hughes' land in a Northerly direction 20 feet; more or less, to the center of old dirt road; thence continue in a Northeasterly direction along said Claudie Hughes' land 330 feet to the head of a ditch and a lime sink; thence down said ditch in a Northeasterly direction 465 feet, more or less, to the mouth of said ditch at a branch; thence crossing said branch, run in a Northerly direction and along the East line of said Charlie Hughes land 375.0 feet, more or less, to the North line of said 1/4 - 1/4 Section at a point which is 687 feet East of the Northwest corner of said 1/4 - 1/4 Section; thence East 263 feet along said 1/4 - 1/4 Section to the point of beginning.



20140506000135990 2/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
05/06/2014 03:01:24 PM FILED/CERT

ALTA Commitment

**Stewart Title Guaranty Company**



TS-1400813



## Real Estate Sales Validation Form

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

Grantor's Name Shannon McDonald Clark  
Mailing Address 14151 Hwy. 49  
Columbiana, AL 35051

Grantee's Name John T Guthrie  
Mailing Address \_\_\_\_\_

Property Address 1775 Highway 49  
Columbiana, AL 35051

Date of Sale April 30, 2014  
Total Purchase Price \$140,000.00

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).

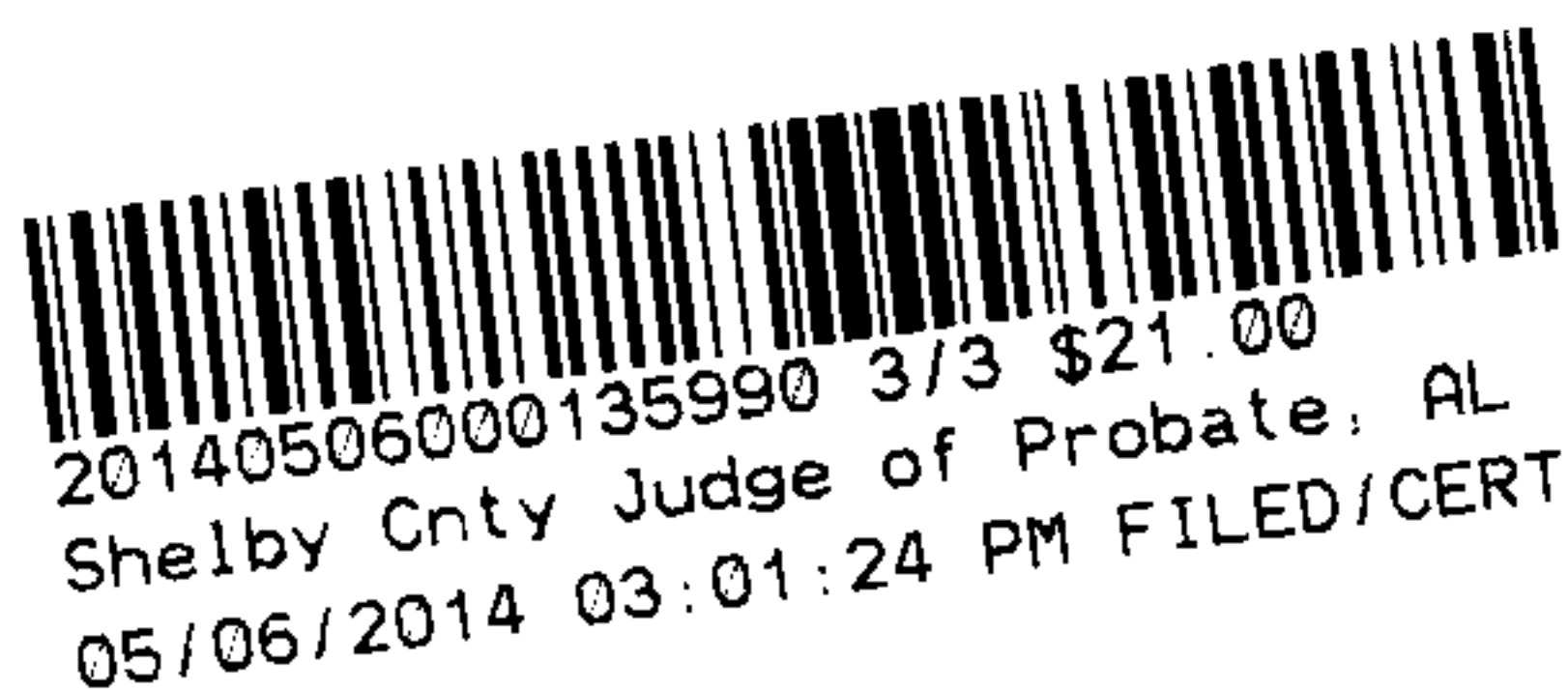
Date April 30, 2014

Print Shannon McDonald Clark

Unattested

(verified by)

Sign   
(Grantor/Grantee/Owner/Agent) circle one



Form RT-1