



20140509000140610 1/3 \$87.50
Shelby Cnty Judge of Probate, AL
05/09/2014 01:17:54 PM FILED/CERT

This instrument was prepared by:
Mike T. Atchison, Attorney
PO Box 822
Columbiana, AL 35051

Send Tax Notice to:
Donald Bonin
211 Lakewood Lane
Columbiana, AL 35051

SPECIAL WARRANTY DEED

State of Alabama)
Shelby County)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **SIXTY FIVE THOUSAND ONE HUNDRED DOLLARS AND ZERO CENTS (\$65,100.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged **Susan Chaffin and Synovus Trust company, N.A., as Trustees of Ann's Special Needs Trust U/W/O Aubrey Nelson Franklin, Deceased, Dated May 23, 2011** (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto **Donald Bonin and Donna Bonin** (herein referred to as "Grantee", whether one or more than one), the real estate described on Exhibit A, attached hereto,

This is a special warranty deed. Grantor warrants only that this instrument is executed and delivered with full authority; that grantor has done nothing to adversely affect title since title was placed in its name; and that the property described herein is free from all encumbrances made or suffered by grantor except to the extent otherwise set forth herein. No other warranties, express, implied or created by statute are included herein.

TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the said Grantor, by its Representatives, who is authorized to execute this conveyance, has hereto set its signature and seal this 5th day of May, 2014.

Susan Chaffin
Susan Chaffin, as Personal Representative
of the Estate of Aubrey Franklin Nelson, deceased

Rhonda Hitchcock
Synovus Trust Company, N.A.
as Personal Representative of the Estate
of Aubrey Nelson Franklin, Deceased
By: Rhonda Hitchcock
Title: Relationship Manager

State of ALABAMA)
Jefferson County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Susan Chaffin, as Personal Representative of the Estate of Aubrey Franklin Nelson, deceased**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, h/she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 5th day of May, 2014.

Shelby County, AL 05/09/2014
State of Alabama
Deed Tax: \$65.50

Rhonda Hitchcock
Notary Public
My Commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Apr 26, 2016
CREATED THRU NOTARY PUBLIC UNDERWRITERS

State of ALABAMA)
Jefferson County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Rhonda Hitchcock as Relationship Manager for Synovus Trust company, N.A., as Trustees of Ann's Special Needs Trust U/W/O Aubrey Nelson Franklin, Deceased, Dated May 23, 2011**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, h/she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 5th day of May, 2014.

Stella M. Bucknigher
Notary Public
My Commission expires: 6/24/15

EXHIBIT "A"
LEGAL DESCRIPTION

The following described property situated in Shelby County, Alabama:

PARCEL 1:

12 acres located in the SE 1/4 of the SE 1/4 of Section 34, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Begin at the SW corner of the SE 1/4 of the SE 1/4 of Section 34, Township 20 South, Range 1 West and run North along the West 1/4-1/4 line 511.50 feet to the centerline of the County Road which runs from Shelby County Road #47 past a small cemetery known as the Foster Cemetery and/or the Mose Davis Cemetery and which joins Shelby County Road #34 near the Railroad Depot in Columbiana for the point of beginning; thence run back South along said 1/4-1/4 line to said SW corner the said 511.50 feet; thence East along the South section line of Section 34 for a distance of 630.56 feet; thence 90 degrees left and North for a distance of 238.0 feet; thence 56.45 feet left in a northwesterly direction for a distance of 115.6 feet; thence 41 degrees 15 minutes right in a northwesterly direction for a distance of 36.4 feet; thence 68 degrees 34 minutes right in a northeasterly direction for a distance of 184.4 feet; thence 53 degrees 13 minutes left and North for a distance of 580.0 feet to the centerline of the county road mentioned above; thence left in a southwesterly direction along the centerline of said county road to the point of beginning.

PARCEL 2:

All that part of the SW 1/4 of the SE 1/4 of Section 34, Township 20 South, Range 1 West, which lies South and East of the County Road running from Shelby County Road #47 past a small cemetery known as the Foster Cemetery and/or the Mose Davis Cemetery and joins Shelby County Road #34 at the Railroad Depot in Columbiana, Alabama.



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Real Estate Sales Validation Form

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

Grantor's Name	Susan Chaffin and Synovus Trust Company, N.A., as Trustees of Ann's Special Needs Trust U/W/O Aubrey Nelson Franklin, Deceased, Dated May 23, 2011	Grantee's Name	Donald Bonin Donna Bonin
Mailing Address		Mailing Address	211 Lakewood Lane Columbiana, AL 35051 AL
Property Address	Columbiana, AL 35051	Date of Sale	May 06, 2014
		Total Purchase Price	\$65,100.00
		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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ 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 May 01, 2014

Unattested

(verified by)

Print

Sign

Mike T. Atchison
Mike T. Atchison
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1