

This instrument was prepared by:
William H. Halbrooks, Attorney
1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Jack F. Whiddon
374 Talon Drive
Birmingham, AL 35242-6924

WARRANTY DEED
TITLE NOT EXAMINED


20121017000398540 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
10/17/2012 10:52:03 AM FILED/CERT

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of Ten Thousand and No/100-----(\$10,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Jack F. Whiddon, as Personal Representative of the Estate of Elizabeth H. Whiddon, deceased, Probate Case No. 205175

(herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto Jack F. Whiddon

(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 of the property which is incorporated herein for all purposes.

Subject to current taxes, easements, restrictions and liens of record.

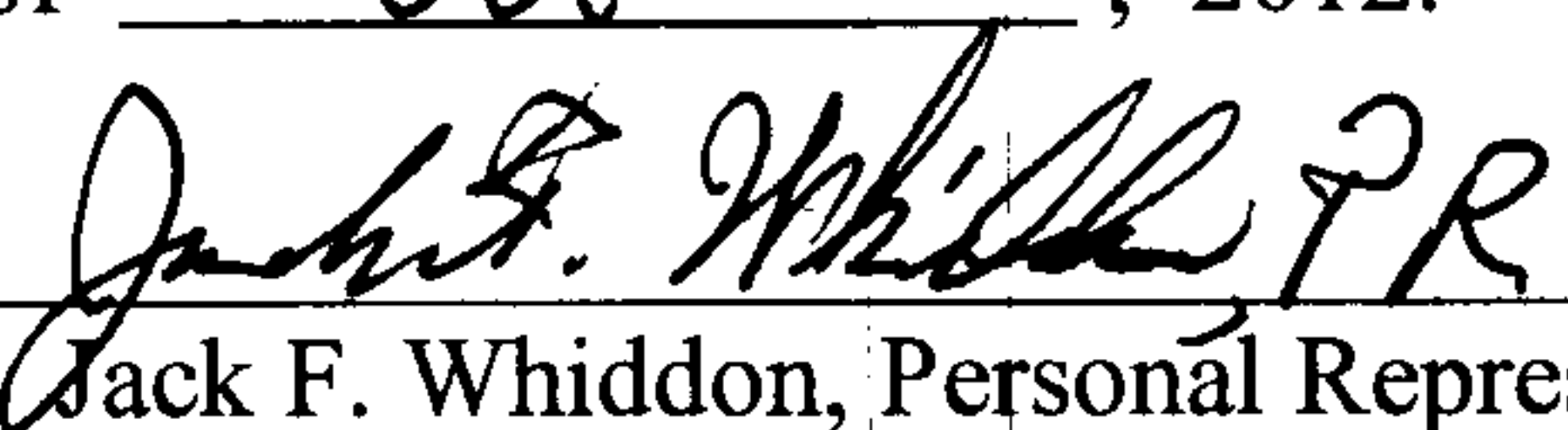
Elizabeth H. Whiddon is the surviving grantee in that deed recorded in Book 034, Page 912. The other grantee, Jack W. Whiddon, having died on or about 2/29/1992.

Note: Elizabeth Whiddon and Elizabeth H. Whiddon are one and the same person.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this 11th day of Oct., 2012.

 (Seal)
Jack F. Whiddon, Personal Representative


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Shelby Cnty Judge of Probate, AL
05/28/2014 11:55:23 AM FILED/CERT

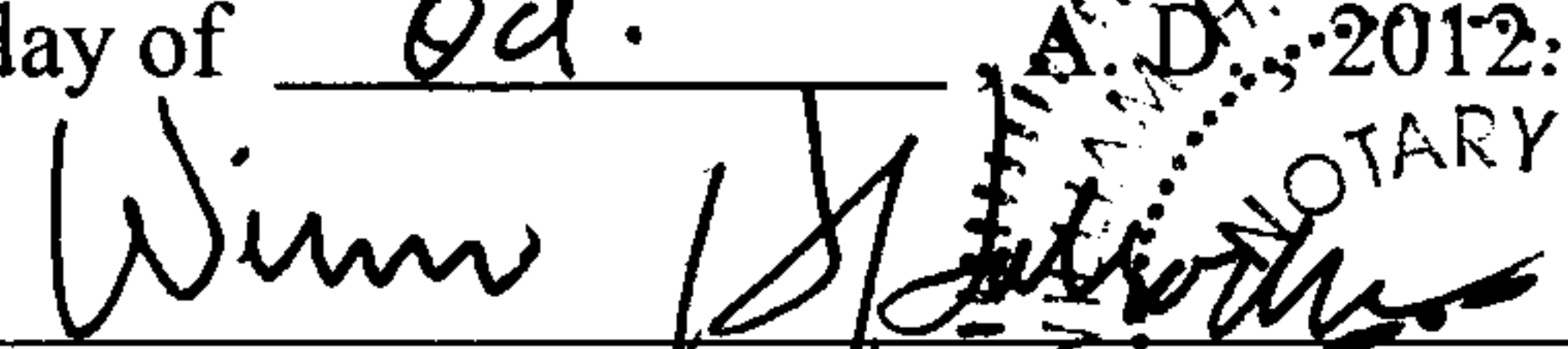
STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

Representative Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Jack F. Whiddon whose name as Personal Representative for/of the Estate of Elizabeth H. Whiddon, deceased, Probate Case No. 205175, 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, in his capacity as such Personal Representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of Oct.

My Commission Expires: 4/21/16


William H. Halbrooks, Notary Public

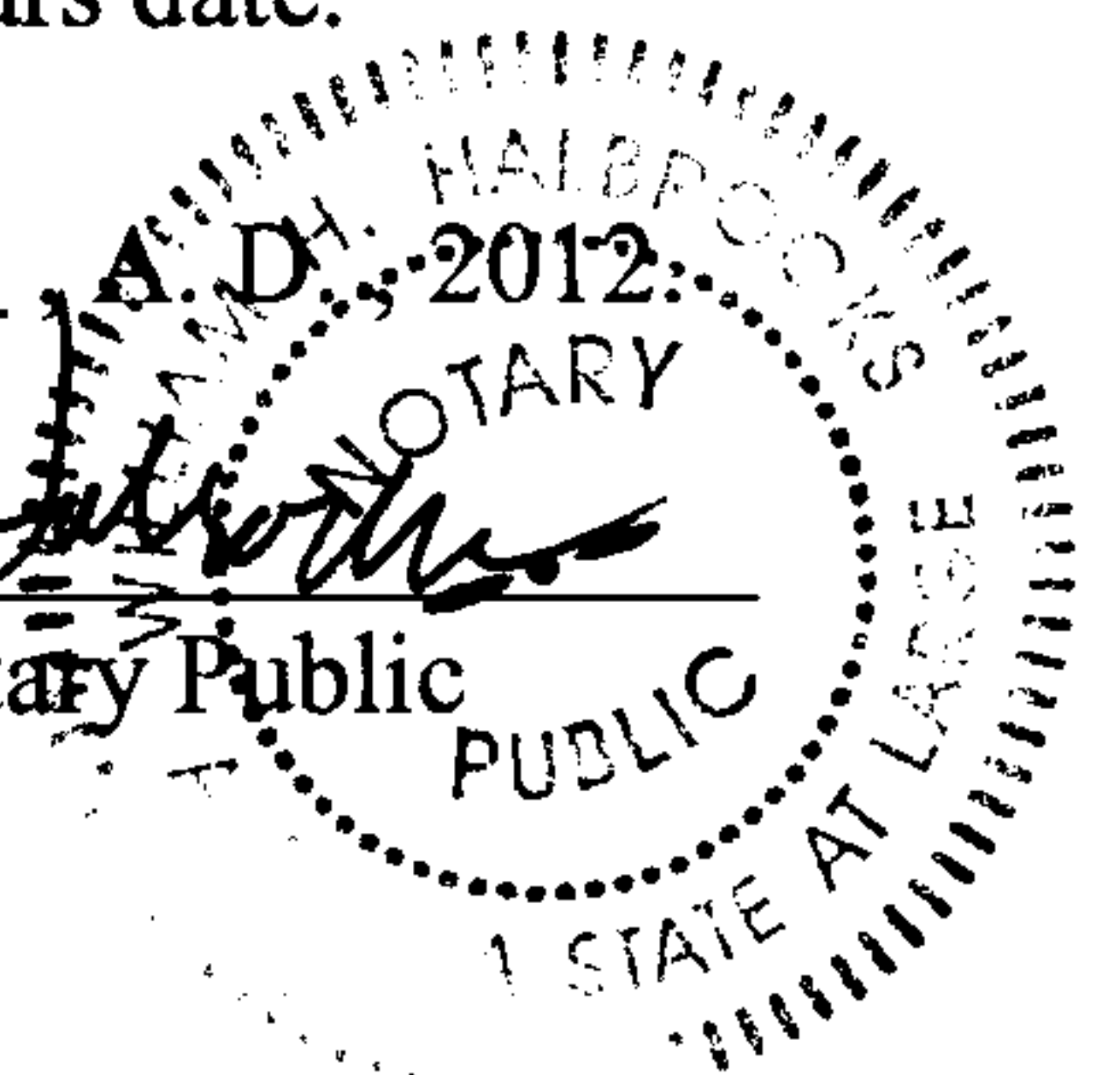
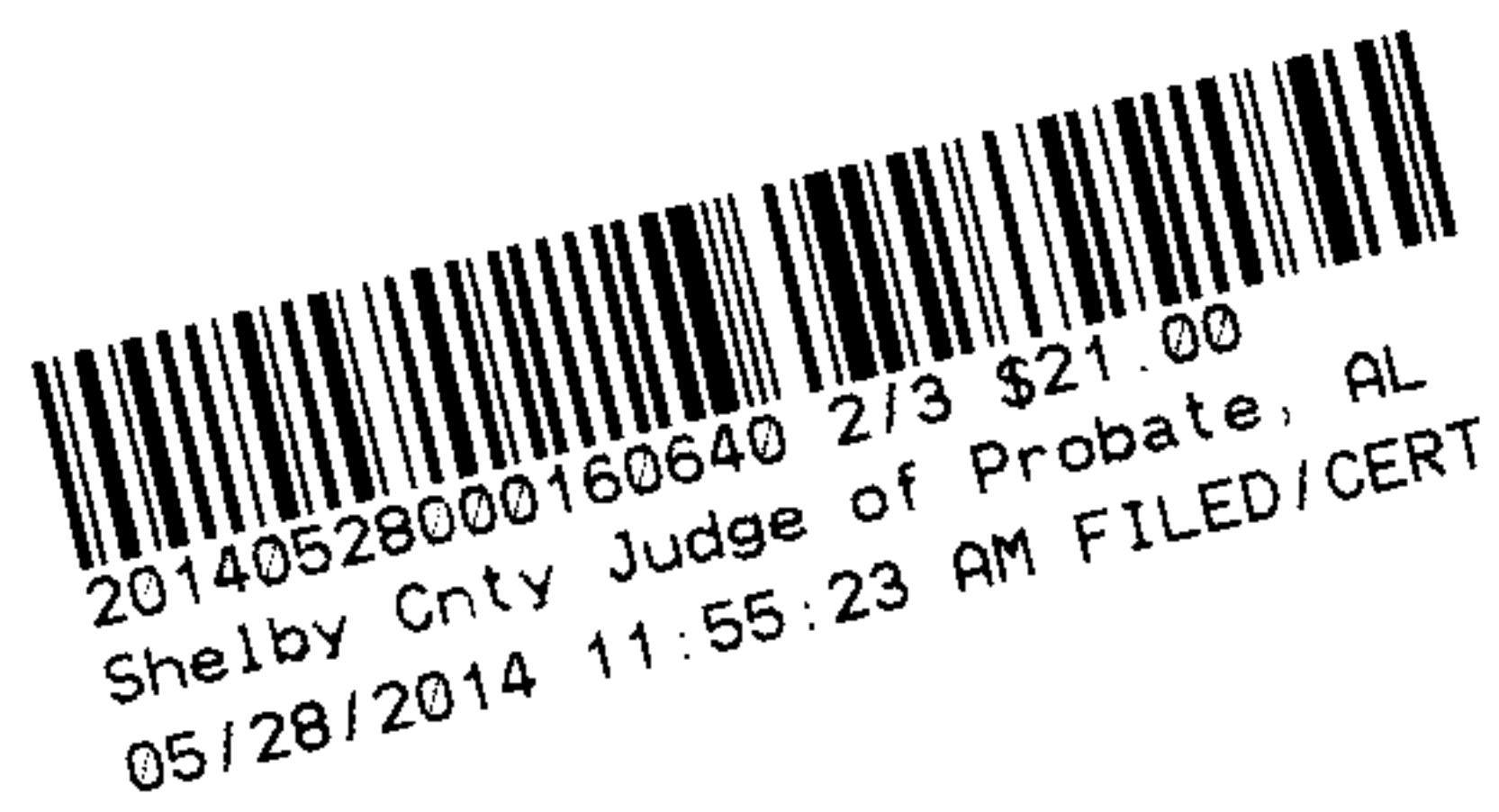


Exhibit "A"

Attached Legal Description

Commence at the Southeast Corner of the SE 1/4 of the NE 1/4 of Section 1, Township 24 North, Range 15 East, thence West along to South Line of said NE 1/4 for 1039.78 feet to the point of beginning; continue along the same line for 163.08 feet, then turn right 90 degrees 02 minutes for 295.94 feet; thence turn right 90 degrees for 287.9 feet, then turn right 90 degrees for 179.92 feet; thence turn right 47 degrees 07 minutes for 170.37 feet to the point of beginning, Also, as easement for ingress and egress, more particularly described as follows: Commence at the southeast corner of the SE 1/4 of the NE 1/4 of section 1, Township 24 North, Range 15 East, thence West along the South line of said NE 1/4 for 1812.86 feet, then turn right 90 degrees 02 minutes for 206.30 feet to the point of beginning of the egress easement herein described, said easement being a 60 foot wide strip along an existing road bed and lying 35 feet North and 25 feet South of the following line; from the point of beginning turn right 90 degrees for 450 feet; thence turn right 10 degrees for 162.47 feet.

Being the same property conveyed in Book No. 034, Page 912 on July 19, 1985.



Real Estate Sales Validation Form

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

Grantor's Name Elizabeth Whiddon
Mailing Address Deceased

Grantee's Name JACK F. Whiddon
Mailing Address 374 Talon Drive
Birmingham, AL 35242

Property Address 180 Beach Lane
Shelby, AL 35134

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 152,860

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


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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).

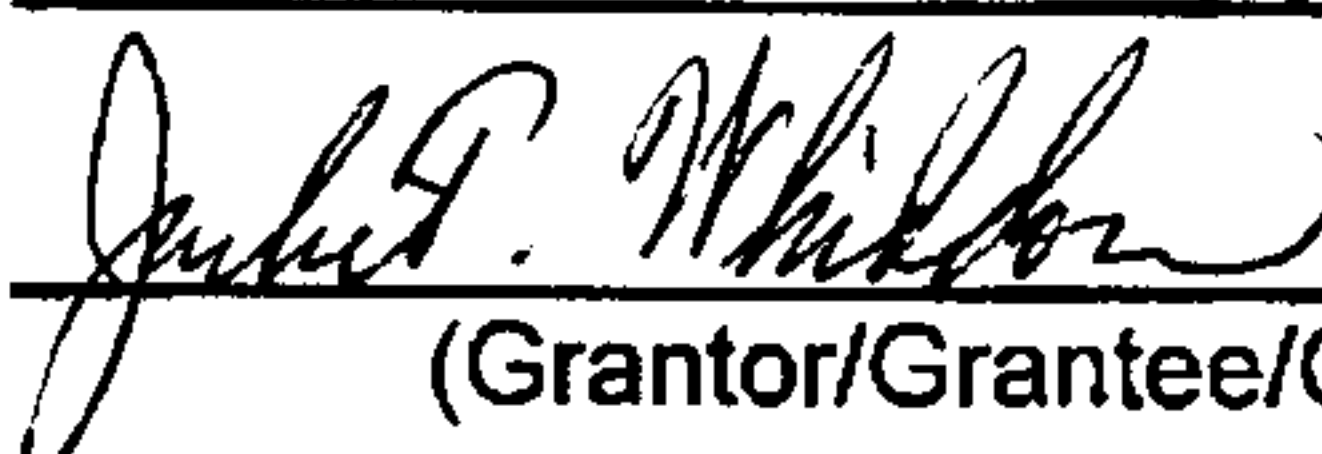
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10-17-12

Print JACK F. Whiddon

☐ Unattested

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1


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