

STATE OF ALABAMA)
COUNTY OF SHELBY)


20140605000169800 1/3 \$112.00
Shelby Cnty Judge of Probate, AL
06/05/2014 10:18:45 AM FILED/CERT

WARRANTY DEED

THIS INDENTURE made this 1 day of JANUARY, 2014, between RONALD SHADDIX and wife, SHARON SHADDIX, ("Grantor") and RONALD D. SHADDIX AND SHARON A. SHADDIX, as TRUSTEES for THE RONALD D. SHADDIX AND SHARON A. SHADDIX REVOCABLE TRUST, ("Grantee"):

WITNESSETH, That for and in consideration of the sum of Ten and NO/100 (\$10.00) and other valuable consideration, to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee the following described real estate situated in Shelby County, State of Alabama, to-wit:

FROM THE NW CORNER OF THE NE ¼ - NW ¼ SECTION 24, TOWNSHIP 22 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, RUN A TIE LINE SOUTH 887.3 FEET; THENCE EAST 168 FEET TO AN IRON PIN FOUND IN PLACE AND THE BEGINNING POINT OF SUBJECT LOT; FROM SAID POINT, RUN ALONG A FENCE LINE NORTH 84 DEGREES 50 MINUTES 17 SECONDS EAST 191.230 FEET TO THE HIGH WATER LINE OF LAY LAKE; THENCE ALONG SAID WATER LINE SOUTH 08 DEGREES 11 MINUTES 09 SECONDS EAST 179.325 FEET; THENCE NORTH 69 DEGREES 10 MINUTES 00 SECONDS WEST 223.521 FEET; THENCE NORTH 05 DEGREES 00 MINUTES 29 SECONDS WEST 81.107 FEET, BACK TO THE BEGINNING POINT. SUBJECT TO AN EASEMENT ACROSS THE SOUTHWEST CORNER AND SUBJECT TO ANY DOCUMENTS OF RECORD HAVING AN EFFECT ON LAND TITLE OR USE. ACCORDING TO THE SURVEY OF J.S. PILKINGTON, REGISTERED LAND SURVEYOR, ALABAMA REG. NO. 1304, CERT. NO. CA-0329-LS, DATED MAY 8, 1995.

DESCRIPTION PROVIDED BY GRANTOR, AND DEED PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION OR SURVEY; THEREFORE, THERE ARE NO WARRANTIES.

TO HAVE AND TO HOLD to the said Grantee, its successors or assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, its successors or assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, its successors or assigns forever against the lawful claim of all persons.

Paul J. Lancer

Witness

Ronald D. Shaddix

RONALD SHADDIX

Carolyn C. Sullivan

Witness

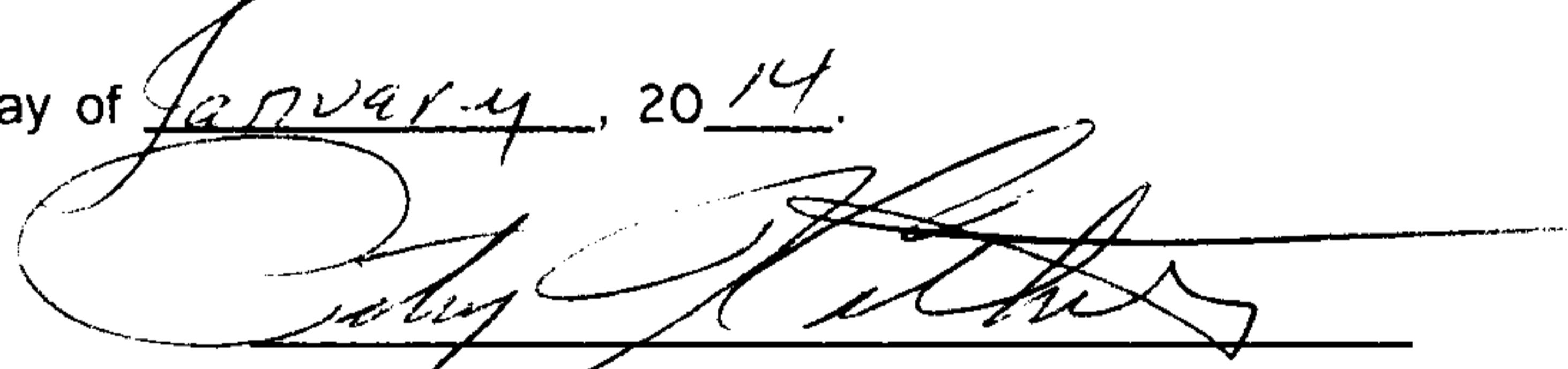
Sharon Shaddix

SHARON SHADDIX

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that RONALD SHADDIX AND SHARON SHADDIX, whose names are signed to the foregoing agreement and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing Agreement, they executed the same voluntarily on the day the same bears date.

Given under my hand this 21 day of January, 2014.



SEAL

Notary Public

My Commission Expires: **February 12, 2016**



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THIS INSTRUMENT PREPARED BY:

Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216

SEND TAX NOTICE TO:

Ronald D. Shaddix and Sharon A.
Shaddix Revocable Trust
3400 Ivy Chase Circle
Hoover, AL 35226

Real Estate Sales Validation Form

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

Grantor's Name Sharon Shaddix
Mailing Address 3400 Ivy Chase Circle
Hoover, AL 35226

Grantee's Name Shaddix Revocable Trust
Mailing Address 3400 Ivy Chase Circle
Hoover, AL 35226

Property Address 55 Game Fish Court
Shelby, AL 35143

Date of Sale 01/21/14
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 96,940

This 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 Assessed Value
 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).

Date 6/5/14

Unattested

Jaean Nelson
(verified by)

Print

Sign

Sharon Shaddix

Sharon Shaddix

(Grantor/Grantee/Owner/Agent) circle one



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