

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Earl H. Pate III
301 Hwy 438
Wilsonville, AL 35186

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred One Thousand Dollars and zero cents (\$101,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Earl H. Pate IV and wife, Jessica Pate** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Earl H. Pate III** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2014.
2. Easements, restrictions, rights of way, and permits of record.

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 12th day of June, 2014.

Earl H. Pate IV
Earl H. Pate IV

Jessica Pate
Jessica Pate

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Earl H. Pate IV and Jessica Pate**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of June, 2014.

April Clark
Notary Public
My Commission Expires: 1-9-2017

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Shelby Cnty Judge of Probate, AL
06/12/2014 12:41:04 PM FILED/CERT

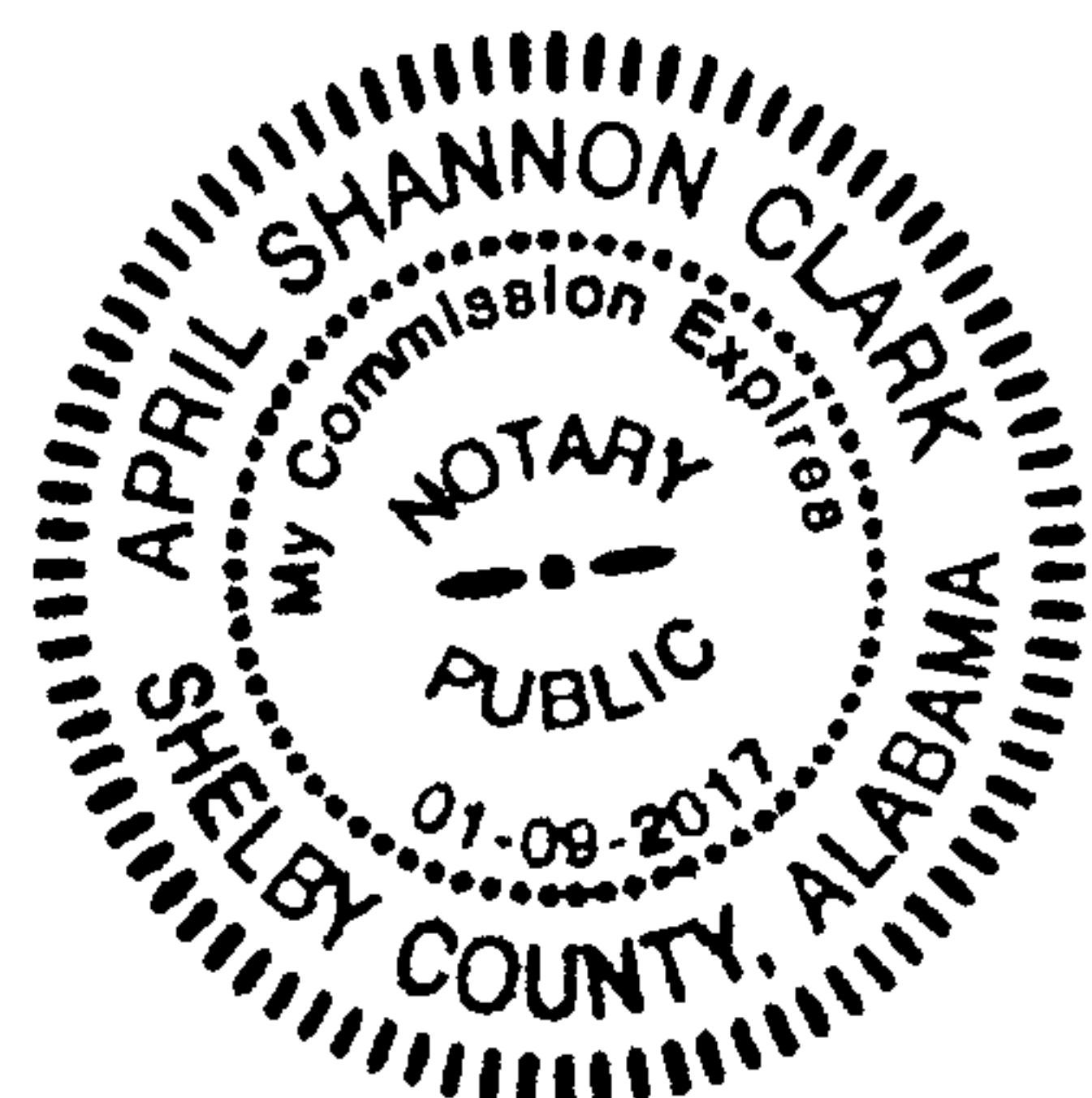



EXHIBIT A
LEGAL DESCRIPTION

A part of the SW 1/4 - NW 1/4 and the SE 1/4 - NW 1/4, Section 6, Township 21 South, Range 2 East, Shelby County, Alabama, more particularly described by metes and bounds as follows:

Commence at the Northwest corner of the SW 1/4 of the NW 1/4 of Section 6, Township 21 South, Range 2 East, Shelby County, Alabama, and turn an interior angle off of the West line of said SW 1/4 of the NW 1/4 88°47'53" left (interior) and run thence Easterly within the right of way of McGowen Road a distance of 1,210.44 feet to a steel pin corner and the point of beginning of the property being described; thence turn 3°47'20" left and continue along the South margin of said McGowen Road 864.04 feet to a point; thence turn South 36°59' right and continue along the chord of said margin of said road 315.16 feet to the P.C. of a curve to the left; thence turn 7°13'15" left and continue along the chord of said curve a chord distance of 72.66 feet to a point; thence turn 91°53'44" right from chord and run Southerly 38.09 feet to a point on the Northerly right of way line of the Southern Railroad right of way; thence turn 67°43'40" right and run West-Southwesterly along said margin of said railroad right of way 1,118.96 feet to a point; thence turn 95°55'54" right and run Northerly 182.98 feet to a point; thence turn 91°08'09" left and run Westerly 44.77 feet to a point; thence turn 110°03'43" right and run Northerly 154.60 feet to a point; thence turn 93°31'11" left and run Westerly 125.00 feet to a point; thence turn 90°00'00" right and run Northerly 170.11 feet to the point of beginning.

Less and except any portion of subject property lying within a road right of way or railroad right of way.


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Shelby County, AL 06/12/2014
State of Alabama
Deed Tax: \$101.00

Real Estate Sales Validation Form

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

Grantor's Name

Grantee's Name

Mailing Address

Mailing Address

Property Address

Date of Sale

Total Purchase Price

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

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 6-12-14

Print

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

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Form RT-1