

**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:*  
**Laura M. Chesser**  
5183 Hwy 51  
Wilsonville, AL 35186

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **ONE HUNDRED TWENTY SIX THOUSAND EIGHT HUNDRED NINETY DOLLARS and NO/00 (\$129,890.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Laura M. Chesser, a single woman, Faye M. Brasher, a single woman and Rebecca M. Mead, a married woman** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Laura M. Chesser, Faye M. Brasher and Rebecca M. Mead** (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.

This property constitutes no part of the homestead of the Grantors.

Grantors herein are all the surviving heirs at law of Grady L. Moore who died November 13, 1980 and wife, Louise Moore who died February 27, 2014.

**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.

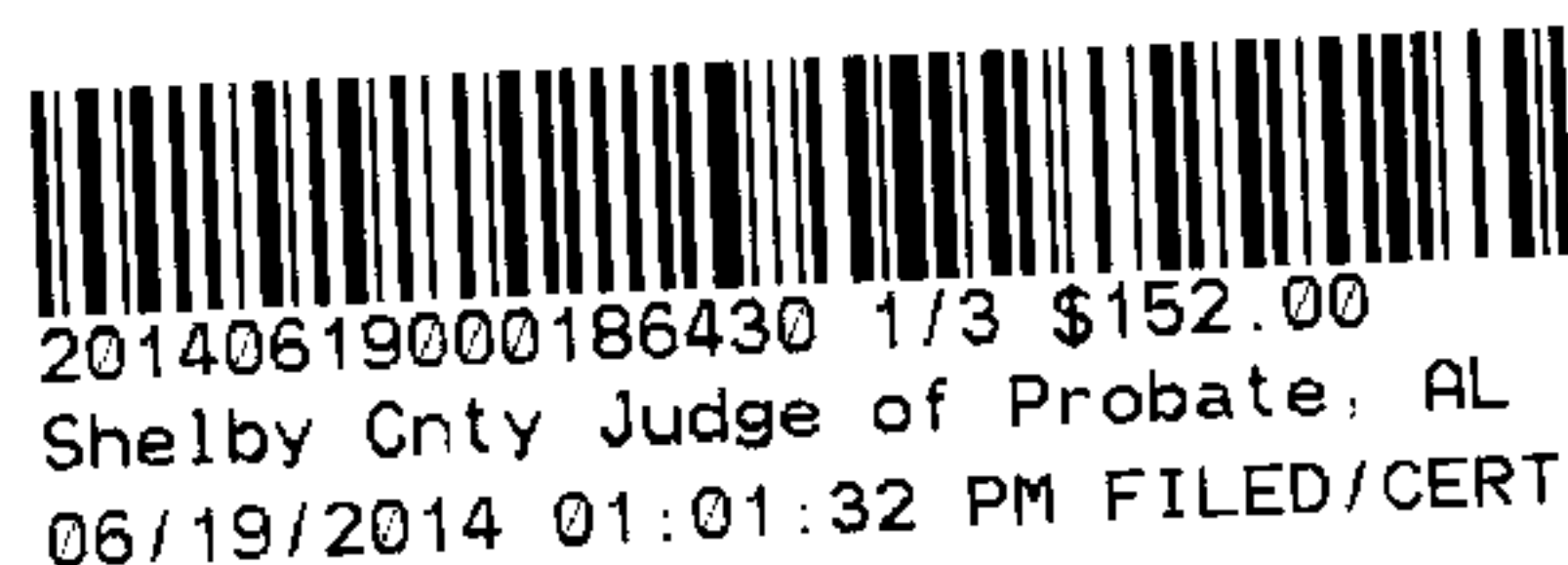
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 17<sup>th</sup> day of June, 2014.

Laura M. Chesser  
**Laura M. Chesser**

Faye M. Brasher  
**Faye M. Brasher**

Rebecca M. Mead  
**Rebecca M. Mead**

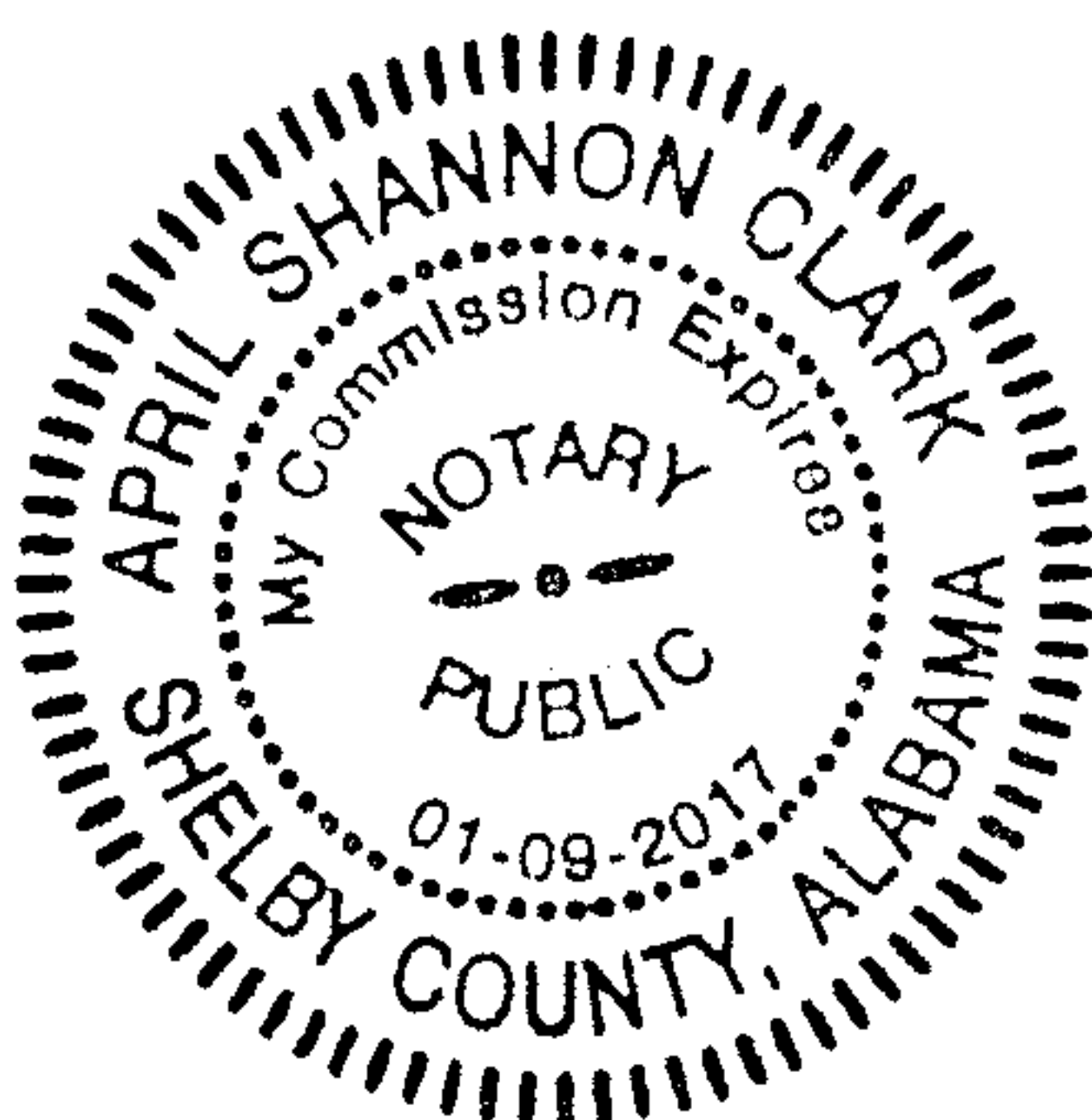
**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**



I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Laura M. Chesser, Faye M. Brasher and Rebecca M. Mead**, 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 17<sup>th</sup> day of June, 2014.

Shelby County, AL 06/19/2014  
State of Alabama  
Deed Tax: \$130.00



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



**EXHIBIT A  
LEGAL DESCRIPTION**

Parcel 1


Begin on the West line of the NW1/4 of the SE ¼ of Section 26, Township 19, Range 1 West at a point 271 feet North of the Southwest corner of the said forty acres and running South along the West line of said forty acres a distance of 271 feet to the southwest corner of same; thence in an Easterly direction along the South line of aforesaid 40 acres a distance of 340 feet to the west line of that certain Public Road leading from Highway #280 to Chelsea, Ala; thence in a Northerly direction along said Public Road a distance of 167 feet to the Southeast corner of E.H. Payne's lot; thence in a Westerly direction along the South line of the said E.H. Payne lot a distance of 471 feet to the POINT OF BEGINNING.

Parcel 2

Lot No. 12 in Shelby Shores, First Addition, according to map of said Shelby Shores, First Addition, recorded in Probate Office of Shelby County, Alabama in Map Book 5, Page 29.

SUBJECT TO same restriction as shown in the Probate Office of Shelby County, Alabama in Deed book 264, Page 824.

SUBJECT TO: Transmission line permit to Alabama Power Company and Southern Bell Telephone & Telegraph Co. recorded in said Probate Office in Deed Book 225, Page 453; also permit to Alabama Power Company recorded in Deed Book 225, Page 918 in said office; also, transmission line permits and public road rights of way of record; Also rights acquired by Alabama Power Company by deeds recorded in said Probate Office in Deed Book 253, Page 120 and in Deed book 253, page 116. Also, permit to Alabama Power Co. and Southern Bell Telephone & Telegraph Co. recorded in said probate Office in Deed Book 260, page 703.

  
20140619000186430 2/3 \$152.00  
Shelby Cnty Judge of Probate, AL  
06/19/2014 01:01:32 PM FILED/CERT

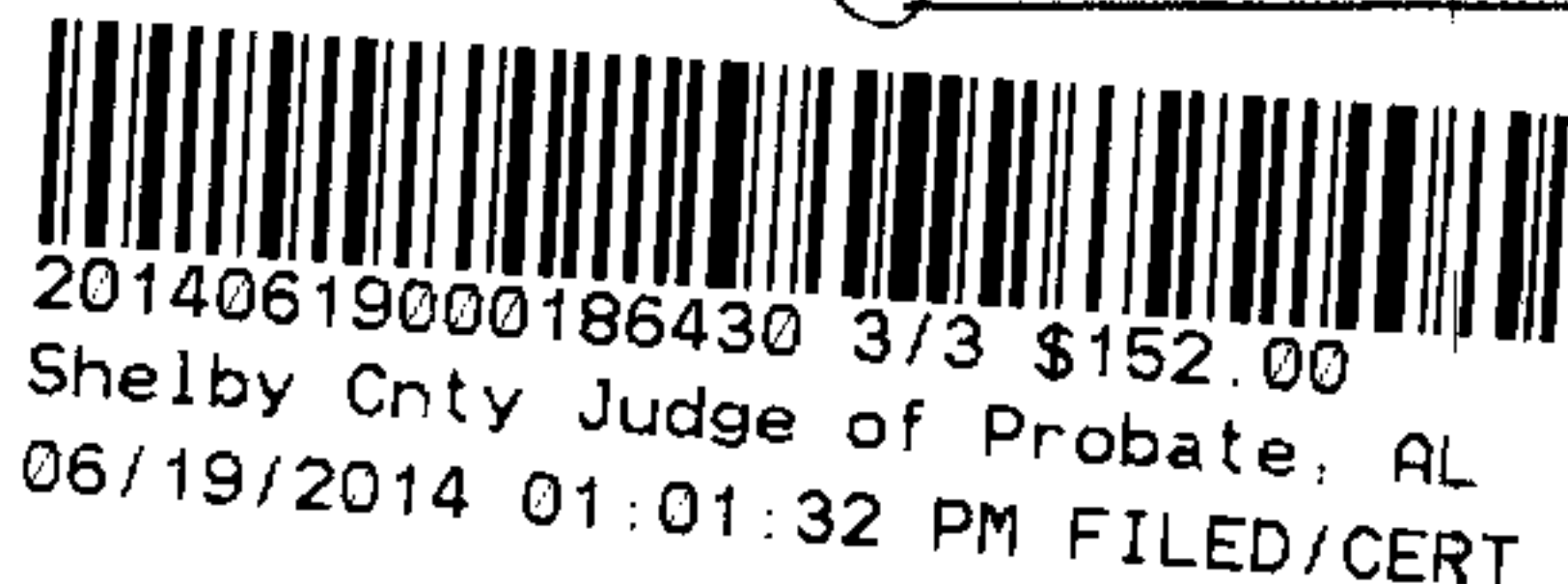
# Real Estate Sales Validation Form

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

Grantor's Name Laura M. Chesser  
Mailing Address 5183 Hwy 51  
Wilsonville AL 35186  
Property Address ① Vacant Property  
② \_\_\_\_\_

Grantee's Name Laura M. Chesser  
Mailing Address 5183 Hwy 51  
Wilsonville AL 35186

Date of Sale 6-17-14  
Total Purchase Price \_\_\_\_\_  
or  
Actual Value \_\_\_\_\_  
or  
Assessor's Market Value 129,890.00 (2 parcels)



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 tax value (2 parcels)

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 6-17-14

Unattested

(AC)

(verified by)

Print Laura M. Chesser

Sign Laura M. Chesser  
(Grantor/Grantee/Owner/Agent) circle one