

SEND TAX NOTICE TO:

(Name) George R. Payton, Sr.  
(Address) 105 Monticello Ln.  
B. Hwy 41. 35213

This instrument was prepared by

Rufus E. Elliott, III

Attorney at Law

1924 29<sup>th</sup> Avenue South

Homewood, Alabama 35209

**WARRANTY DEED**

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, such consideration being love, companionship, and care provided me by my child, the below named grantee, the grantor (whether one or more), in hand paid by the grantee(s) herein, the receipt whereof is acknowledged, I or we,

*Buddy*  
George R. Payton, Sr., aka *Buddy* Payton, a widowed man, who hereby reserves for his own benefit a life estate in the property conveyed for his lifetime  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Cynthia N. Payton Bates, a married woman

(herein referred to as grantee, whether one or more) the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of the NW 1/4 of the SE 1/4 of Section 26, Township 21 South, Range 1 East, Shelby County, Alabama being more particularly described as follows:

From the Northwest corner of said NW 1/4 of SE 1/4 run in a Southerly direction along the West line of said 1/4-1/4 Section for a distance of 317.91 feet to an existing iron pin, being the Point of Beginning; thence continue along last mentioned course for a distance of 172.83 feet to an existing iron pin; thence turn an angle to the left of 90 degrees 03 minutes 06 seconds and run in an Easterly direction for a distance of 704.23 feet; thence turn an angle to the left of 70 degrees 47 minutes 07 seconds and run in a Northwesterly direction for a distance of 77.98 feet; thence turn an angle to the right of 32 degrees 29 minutes 30 seconds and run in a Northeasterly direction for a distance of 137.96 feet; thence turn an angle to the left of 16 degrees 14 minutes and run in a Northeasterly direction for a distance of 59.59 feet; thence turn an angle to the right of 34 degrees 43 minutes and run in an Easterly direction for a distance of 37.92 feet; thence turn an angle to the left of 104 degrees 46 minutes and run in a Northwesterly direction for a distance of 63.11 feet; thence turn an angle to the left of 71 degrees 39 minutes 23 seconds and run in a Westerly direction for a distance of 794.49 feet, more or less, to the Point of Beginning.

Situated in Shelby County, Alabama.

Together with a non-exclusive, 60-0 feet wide easement for ingress and egress, road and utilities, being 30 feet on each side of the centerline of the now existing road-way from the 4-H Club paved public road to subject property.

*Grantor herein, George R. Payton, Sr., aka Buddy Payton, is the Grantee under that certain deed recorded as document number 20101229000437310 in the records of the Judge of Probate of Shelby County, Alabama on December 29, 2010; Grantors therein are all of the heirs and next-of-kin of Mamie Payton who deceased intestate on April 24, 2008.*

Subject to the life estate grantor herein, George R. Payton, Sr., aka Buddy Payton, reserves for himself during his remaining lifetime.

Subject to all liens, easements and encumbrances of record.

Scrivener makes no representation as to the correctness or completeness of the property herein described above as such was furnished to scrivener by grantor.

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 GRANTEEES, their heirs 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this 12<sup>th</sup> day of June, 2014.



20140620000188330 1/2 \$209.00  
Shelby Cnty Judge of Probate, AL  
06/20/2014 04:24:55 PM FILED/CERT

*George R. Payton, Sr. aka Buddy Payton*

Shelby County, AL 06/20/2014  
State of Alabama  
Deed Tax: \$192.00

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George R. Payton, Sr., aka Buddy Payton, a widowed man, whose name 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 executed the same voluntarily on the day the same bears date.

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

*Benjamin D. Cohn 6/25/17*  
NOTARY PUBLIC My Commission Expires:

## Real Estate Sales Validation Form

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

Grantor's Name  
Mailing Address

George R. Payton, Sr.  
105 Monte Valley Ln  
131 HAN, AL  
35213

Grantee's Name  
Mailing Address

Cindy Bates  
105 Monte Valley Ln  
131 HAN, AL

Property Address

301-44 Rd

Date of Sale \_\_\_\_\_

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 383,000  $\frac{1}{2} = 191,530$

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 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 \_\_\_\_\_

Print Cindy Bates

Unattested

Sign Cindy P. Bates

Verified by \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one