



20140625000192790 1/3 \$60.00
Shelby Cnty Judge of Probate, AL
06/25/2014 03:38:13 PM FILED/CERT

This Instrument was Prepared by:

Send Tax Notice To: Curtis Stephenson

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-14-21403

232 Co Rd 205
Montevallo AL 35115

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Forty Thousand Dollars and No Cents (\$40,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **William Morris**, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Curtis Stephenson**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, ; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2014 and subsequent years all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 20th day of June, 2014.

William E Morris
William Morris

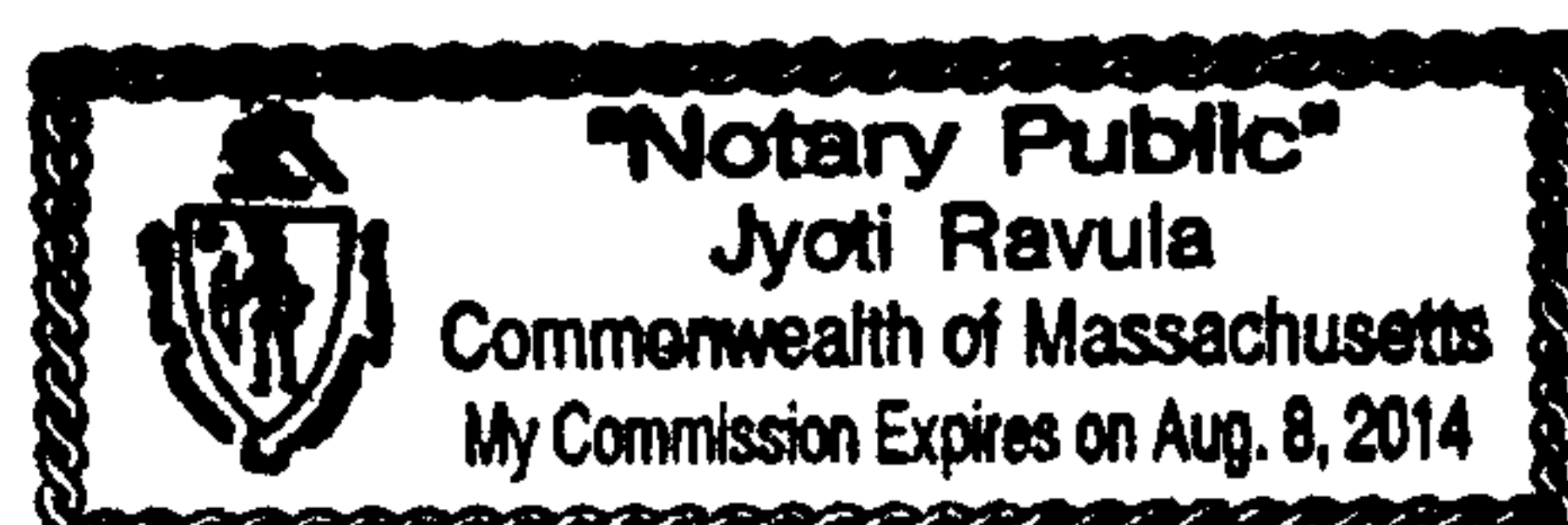
by Carole E Green Attorney in fact
Carole Green
Attorney in Fact

State of Massachusetts
County of Middlesex

I, JYOTI RAVULA, a Notary Public in and for the said County in said State, hereby certify that William Morris by Carole Green as Attorney in Fact, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of June, 2014.

Jyoti Ravula
Notary Public, State of Massachusetts
JYOTI RAVULA
My Commission Expires: 08/08/2014



Shelby County, AL 06/25/2014
State of Alabama
Deed Tax: \$40.00

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I: A part of Lot 9-A, according to Map of L. E. Shaw's Addition to NE 1/4 of Section 19, Township 22 South, Range 3 West, as recorded in Map Book 3, on Page 49, in Probate Office of Shelby County, Alabama, more particularly described as follows: Begin at the NW corner of Lot 8 and run in a southerly direction along East line of Lot 9-A, a distance of 208 feet; thence in a westerly direction along North line of a road 133 feet; thence northerly 140 feet to center of Davis Creek; thence easterly direction along center of Davis Creek a distance of 95 feet to point of beginning.

PARCEL II: A part of Lot 8, according to Map of L. E. Shaw's Addition in NE 1/4 Section 19, Township 22 South, Range 3 West, as recorded in Map Book 3, on Page 49 in Probate Office of Shelby County, Alabama, more particularly described as follows: Begin at the NW corner of Lot 8 and run in an easterly direction along center of Davis Creek a distance of 200 feet; thence run southerly direction 200 feet; thence westerly direction 110 feet to West line of Lot 8; thence northerly direction along West line of Lot 8 a distance of 220 feet to point of beginning.



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Real Estate Sales Validation Form

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

Grantor's Name	William Morris	Grantee's Name	Curtis Stephenson
Mailing Address	<u>2 Lakewood Rd</u> <u>NATICK, MA</u> <u>01760</u>	Mailing Address	<u>232 Co Rd 205</u> <u>Montevallo, AL 35115</u>
Property Address	<u>232 Hwy 205</u> <u>Montevallo, AL 35115</u>	Date of Sale	June 20, 2014
		Total Purchase Price	\$40,000.00
		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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ 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 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 June 18, 2014

Unattested

(verified by)

Print WILLIAM E MORRIS

Sign William E Morris by Curtis E Green
(Grantor/Grantee/Owner/Agent) circle one

POA



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Form RT-1