


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

Send Tax Notice to:
Richard C. Porter
115 Arlington Avenue
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20140801000238780 1/2 \$72.00
Shelby Cnty Judge of Probate, AL
08/01/2014 03:05:22 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Fifty-Five Thousand and no/100 Dollars (\$55,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Fay C. Porter, an unmarried widow** grant, bargain, sell and convey unto **Richard C. Porter** the following described real estate, situated in: Shelby County, Alabama, to-wit:

N ½ of NE ¼ of SE ¼, Section 5, Township 24 North, Range 15 East, Shelby County, Alabama.
LESS AND EXCEPT that portion previously conveyed in Deed Book 323, Page 216, in Probate office of Shelby County, Alabama.
ALSO, all N ½ of NW ¼ of SW ¼, Section 4, Township 24 North, Range 15 East, Shelby County, Alabama, lying West of Shelby County Highway 99.
Situated in Shelby County, Alabama.

Subject to taxes for 2014 and subsequent years, restrictions, easements and rights of way 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 30th day of July, 2014.

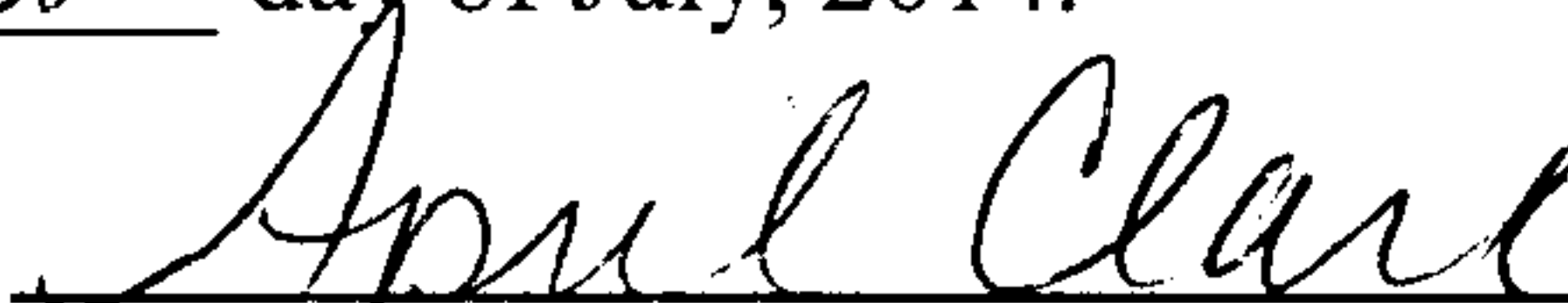


Fay C. Porter

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Fay C. Porter**, 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 30th day of July, 2014.



Notary Public

My Commission Expires: 1-9-2017

Shelby County, AL 08/01/2014
State of Alabama
Deed Tax: \$55.00



Real Estate Sales Validation Form

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

Grantor's Name

Fay C Porter

Mailing Address

1721 Hwy 99
Shelby AL 35143

Property Address

Grantee's Name

Richard C Porter

Mailing Address

115 Arlington Ave
Columbiana, AL 35051

Date of Sale

7/31/14

Total Purchase Price

or

Actual Value

or

Assessor's Market Value

\$5,000.00

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 7/31/14

Print April Clark

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1