


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EVIDENCE. DESCRIPTION FURNISHED BY GRANTOR.

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

Send Tax Notice to:
Rachel P. Richey
125 Bolton Lane
Columbiana, AL 35051

WARRANTY DEED


20140801000238790 1/3 \$62.00
Shelby Cnty Judge of Probate, AL
08/01/2014 03:05:23 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Forty-One Thousand, Six Hundred and no/100 Dollars (\$41,600.00)**, 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 **Rachel P. Richey** the following described real estate, situated in: Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

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.

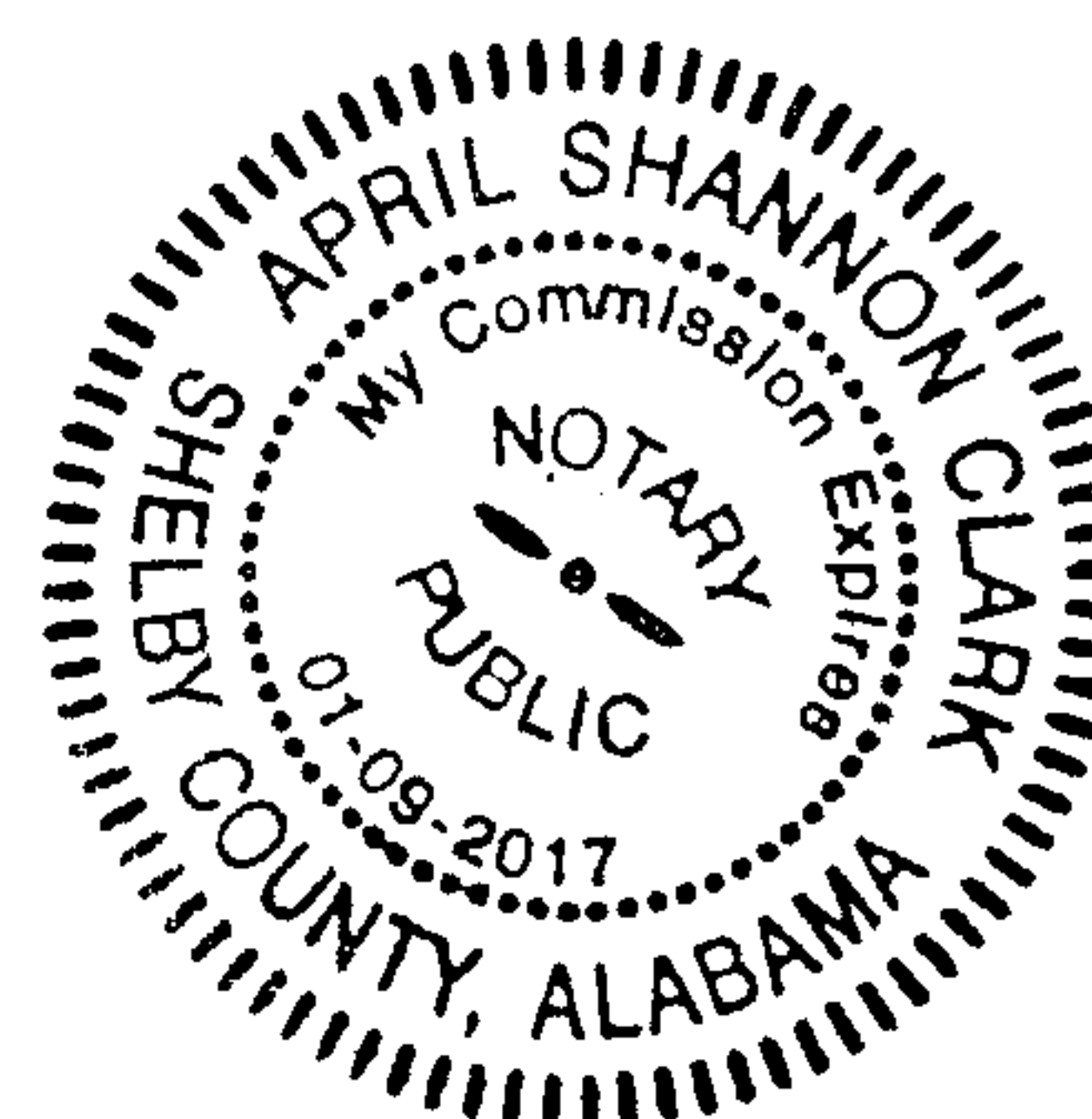
Given under my hand and official seal this 30th day of July, 2014.



Notary Public

My Commission Expires: 1-9-2017

Shelby County, AL 08/01/2014
State of Alabama
Deed Tax: \$42.00



LEGAL DESCRIPTION

A PARCEL OF LAND IN THE NORTHWEST AND THE SOUTHWEST QUARTERS OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 24 NORTH, RANGE 15 EAST, BEING A PART OF THE SAME LAND DESCRIBED IN DEEDS TO FAY C. PORTER, RECORDED IN REAL BOOK 29 AT PAGE 727 AND 728, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER CA 0502", AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18;

THENCE S 01°56'20" E, ALONG THE EAST LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 133.48 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF RICHARD PORTER DRIVE;

THENCE ALONG A CURVE TO THE LEFT IN SAID RIGHT-OF-WAY, HAVING A CHORD BEARING OF S57°46'01"W AND A RADIUS OF 668.48 FEET, AN ARC LENGTH OF 98.90 FEET TO THE POINT OF BEGINNING, 20 FEET NORTHEAST OF THE CENTER OF AN EXISTING ROAD, NAMED WILDERNESS TRAIL;

THENCE PARALLEL TO AND 20 FEET NORTHEAST OF THE CENTER OF SAID WILDERNESS TRAIL THE FOLLOWING COURSES AND DISTANCES,

N 34°00'15" W, A DISTANCE OF 107.71 FEET TO A POINT,
N 49°15'48" W, A DISTANCE OF 209.36 FEET TO A POINT,
N 60°10'09" W, A DISTANCE OF 165.96 FEET TO A POINT,
N 51°32'28" W, A DISTANCE OF 42.34 FEET TO A POINT,
N 41°37'48" W, A DISTANCE OF 75.88 FEET TO A POINT,
N 30°27'13" W, A DISTANCE OF 131.27 FEET TO A POINT,
N 55°15'33" W, A DISTANCE OF 130.40 FEET TO A POINT,
N 70°03'46" W, A DISTANCE OF 121.74 FEET TO A POINT,
N 64°31'42" W, A DISTANCE OF 113.79 FEET TO A POINT,
N 31°26'11" W, A DISTANCE OF 149.87 FEET TO A POINT;

THENCE S 68°46'25" W, CROSSING SAID WILDERNESS TRAIL, A DISTANCE OF 54.84 FEET, TO A POINT ON THE EAST BANK OF WAXAHATCHEE CREEK;

THENCE ALONG THE EAST BANK OF WAXAHATCHEE CREEK THE FOLLOWING COURSES AND DISTANCES,

S 21°13'35" E, A DISTANCE OF 64.71 FEET TO A POINT,
S 09°56'09" E, A DISTANCE OF 165.22 FEET TO A POINT,
S 01°48'05" E, A DISTANCE OF 86.20 FEET TO A POINT,
S 04°34'03" E, A DISTANCE OF 92.84 FEET TO A POINT,
S 01°46'59" W, A DISTANCE OF 125.26 FEET TO A POINT,
S 05°13'26" E, A DISTANCE OF 89.82 FEET TO POINT,
S 09°04'06" W, A DISTANCE OF 60.84 FEET TO POINT,
S 15°56'27" W, A DISTANCE OF 50.04 FEET TO POINT,
S 24°29'08" W, A DISTANCE OF 25.68 FEET TO POINT,
S 31°20'33" W, A DISTANCE OF 27.45 FEET TO POINT;

THENCE S 72°48'11" E, A DISTANCE OF 106.56 FEET TO A 1/2" REBAR SET;

THENCE N 89°53'59" E, A DISTANCE OF 183.27 FEET TO A 1/2" REBAR SET;

THENCE S 68°06'58" E, A DISTANCE OF 481.75 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF SAID RICHARD PORTER DRIVE;

THENCE ALONG A CURVE TO THE RIGHT IN SAID RIGHT-OF-WAY, HAVING A CHORD BEARING OF N42°41'55"E AND A RADIUS OF 640.69 FEET, AN ARC LENGTH OF 71.75 FEET TO A POINT;

THENCE N 45°54'25" E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 135.89 FEET TO A POINT;

THENCE ALONG A CURVE TO THE RIGHT IN SAID RIGHT-OF-WAY, HAVING A CHORD BEARING OF N49°43'04"E AND A RADIUS OF 668.48 FEET, AN ARC LENGTH OF 88.92 FEET TO THE POINT OF BEGINNING. THE HEREIN DESCRIBED PARCEL CONTAINS 10.467 ACRES OF LAND.



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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
Mailing Address
Property Address

Grantee's Name
Mailing 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 7/31/14

Print April Clark

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

