


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:
Brooklyn Ann Ray
8085 Hwy 26
Columbiana AL 35051

WARRANTY DEED


20140801000238850 1/3 \$40.00
Shelby Cnty Judge of Probate, AL
08/01/2014 03:10:38 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twenty Thousand Dollars and zero cents***** (\$ 20,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Richard T. Ray and wife, Tammy L. Ray (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Brooklyn Ann Ray (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:

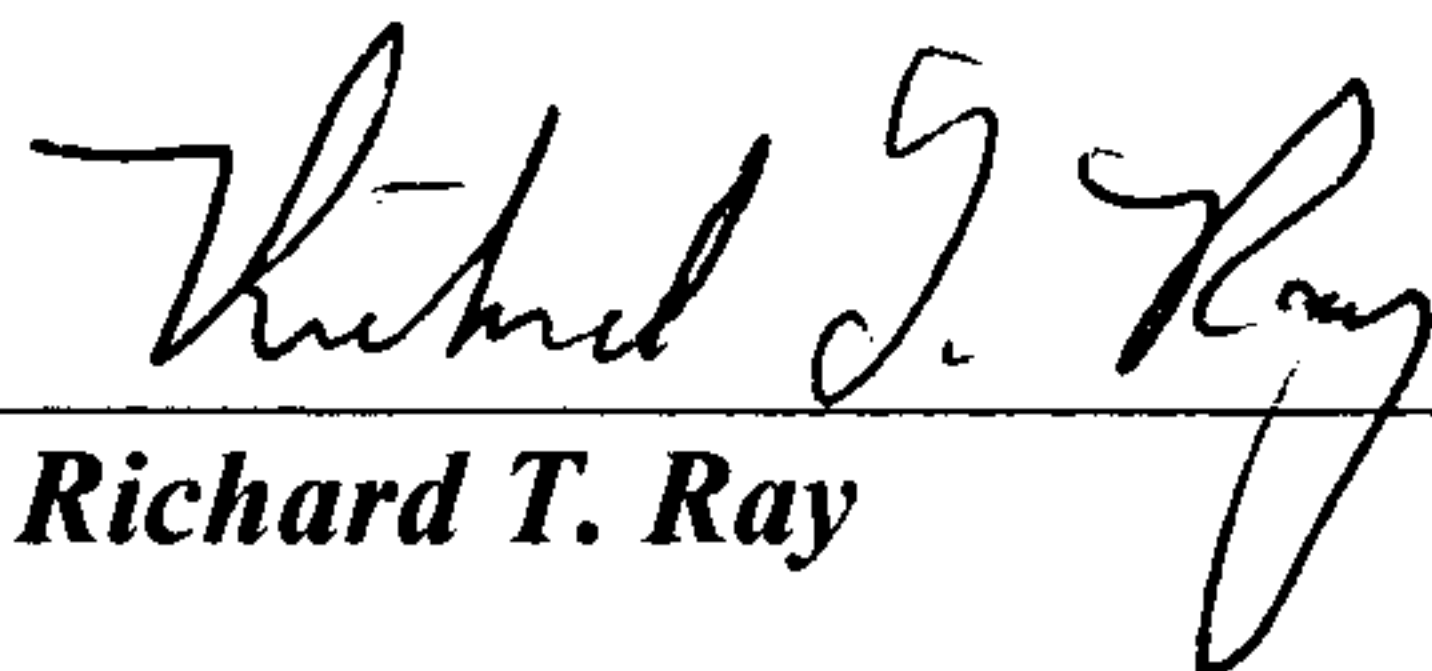
1. Ad valorem taxes due and payable October 1, 2014.
2. Easements, restrictions, rights of way, and permits of record.

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

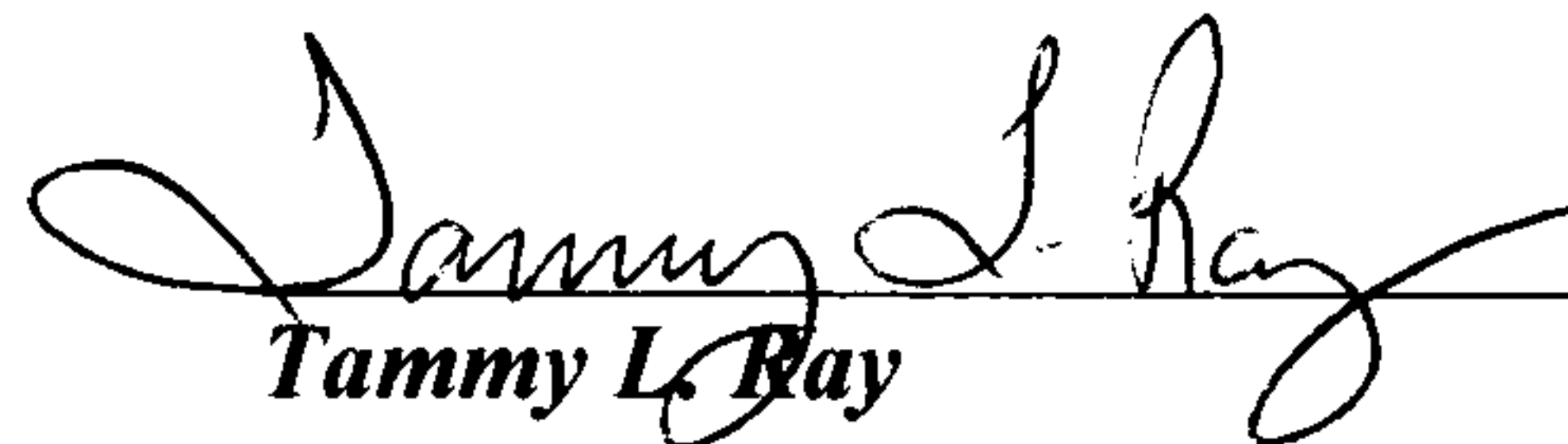
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 29th day of July, 2014.



Richard T. Ray

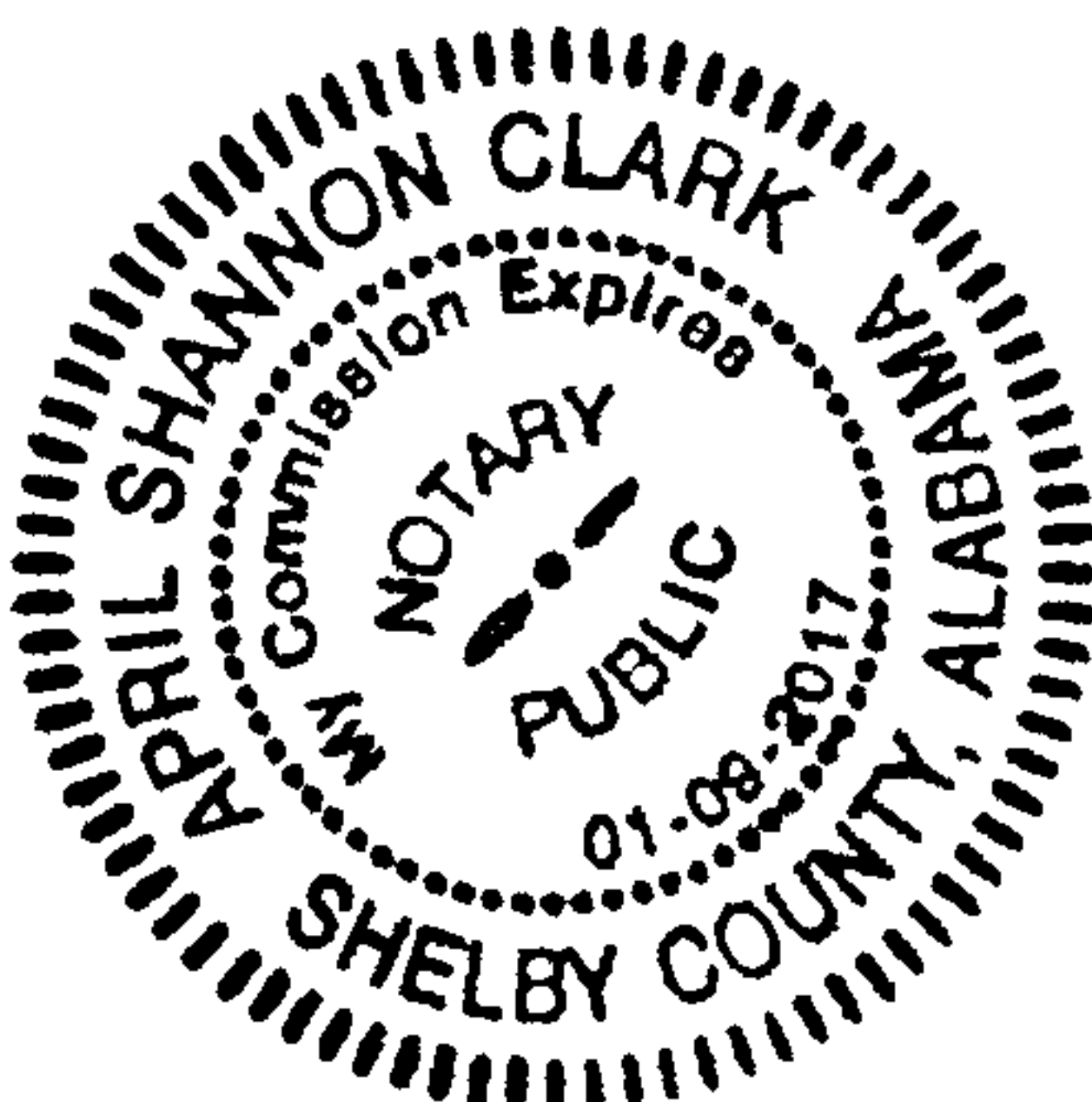


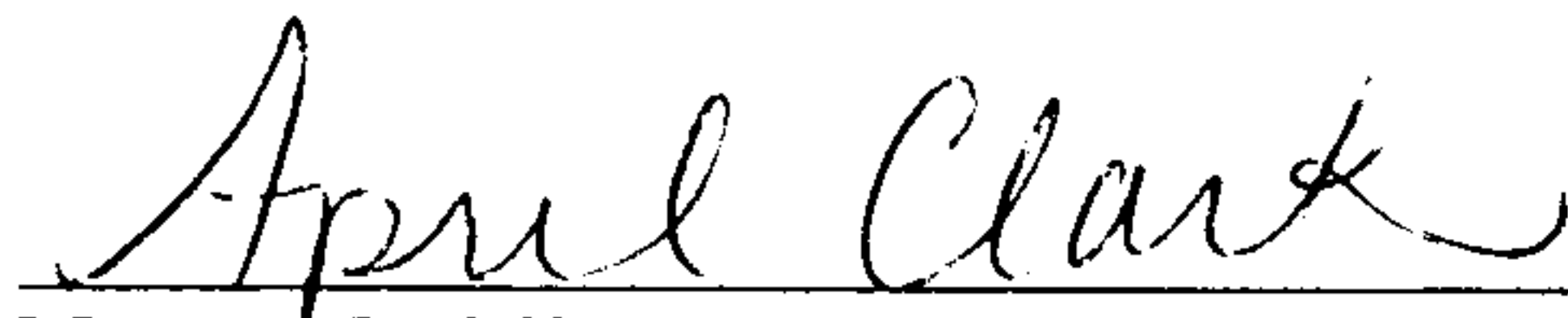
Tammy L. Ray

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Richard T. Ray and Tammy L. Ray**, 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 29th day of July, 2014.





Notary Public
My Commission Expires: 1-9-2017

Shelby County, AL 08/01/2014
State of Alabama
Deed Tax: \$20.00

**EXHIBIT A
LEGAL DESCRIPTION**

Commence at the NW Corner of Section 21, Township 21 South, Range 1 West, Shelby County, Alabama; thence N90°00'00"E, a distance of 505.81' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 158.52'; thence S02°06'28"W, a distance of 1021.29' to a point on the Northerly R.O.W. line of Shelby County Highway 26, said point being the beginning of a non-tangent curve to the left, having a radius of 995.00, a central angle of 13°37'19", and subtended by a chord which bears N81°07'26"W, and a chord distance of 236.00'; thence along the arc of said curve and said R.O.W. line, a distance of 236.56'; thence N02°03'55"E and along said R.O.W. line, a distance of 20.00' to the beginning of a non-tangent curve to the left, having a radius of 1015.00, a central angle of 06°32'57", and subtended by a chord which bears S88°47'26"W, and a chord distance of 115.96'; thence along the arc of said curve and said R.O.W. line, a distance of 116.02' to the approximate centerline of Wolf Creek, all further calls will be along centerline of creek; thence N25°53'40"E and leaving said R.O.W. line, a distance of 22.64'; thence N08°15'28"E, a distance of 81.94'; thence N14°39'47"E, a distance of 72.47'; thence N62°37'34"W, a distance of 44.66'; thence N23°41'07"W, a distance of 47.63'; thence N04°46'12"W, a distance of 85.89'; thence N11°26'42"W, a distance of 124.39'; thence N43°20'05"E, a distance of 271.36'; thence N20°28'34"E, a distance of 84.84'; thence N37°28'29"E, a distance of 62.34'; thence N05°16'21"E, a distance of 13.66'; thence N23°32'10"E, a distance of 98.65'; thence N10°01'04"W, a distance of 94.47' to the POINT OF BEGINNING.

Said Parcel containing 6.69 acres, more or less.



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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 Richard Ray
Mailing Address 8085 Hwy 26
Columbiana AL 35051
Property Address Vacant

Grantee's Name Brooklyn Ray
Mailing Address 8085 Hwy 26
Columbiana AL 35051
Date of Sale 7-29-2014
Total Purchase Price _____
or
Actual Value _____
or
Assessor's Market Value 20,000.00

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 Tax Value

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 _____


Unattested

(verified by)

Print Mike T. Atchison

Sign

Mike T. Atchison
(Grantor/Grantee/Owner/Agent) circle one


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