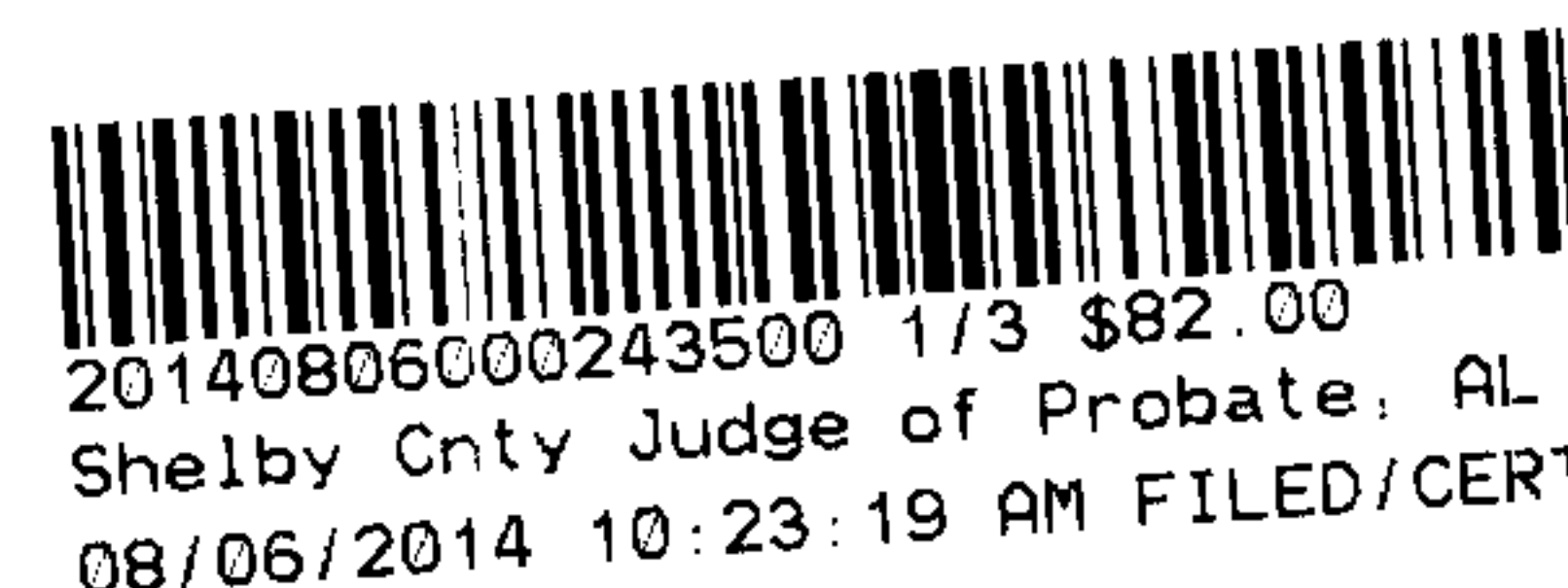


Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:

This deed prepared without benefit of
survey or title.

GENERAL WARRANTY DEED



**STATE OF ALABAMA
COUNTY OF SHELBY**

}
}

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Sixty-One Thousand and NO/100 (\$61,000.00)** to the undersigned grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Holly Walker Spritzer, as Personal Representative of the Estate of Margaret Cost Walker, deceased, Probate Case #2012-000423 filed in the Probate Court of SHELBY County, Alabama** and **Holly Walker Spritzer, individually, a married woman** (herein referred to as **Grantors**), grant, sell, bargain and convey unto **Mary N. Lawson,** (herein referred to as **Grantees** whether one or more), the following described real estate, situated in **SHELBY County, Alabama** to wit:

BEGIN AT THE NW CORNER OF THE NE ¼ OF THE NE ¼ OF SECTION 4, TOWNSHIP 24 NORTH, RANGE 13 EAST, SHELBY COUNTY, ALABAMA; THENCE S 88°57'8" E ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 527.50'; THENCE S 2°38'43" E A DISTANCE OF 1126.65' TO THE NORTHERLY RIGHT-OF-WAY OF NORTHFOLK SOUTHERN RAILROAD AND A POINT ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10°48'16" AND A RADIUS OF 2847.85', SAID CURVE SUB-BANDED BY A CHORD BEARING S 78°21'50" W AND A CHORD DISTANCE OF 536.24'; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF WAY A DISTANCE OF 537.03'; THENCE N 2°38'43" W AND LEAVING SAID RIGHT-OF-WAY A DISTANCE OF 1262.34' TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS 14.54 ACRES MORE OR LESS.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

Margaret Cost Walker and Margaret C. Walker were one and the same person.

Margaret Cost Walker aka Margaret C. Walker was the surviving grantee of Deed recorded in Instrument 19800304000026340 in Shelby County, Alabama, the other grantee, Charles Walker, having died on or about July 15, 2009.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee together with every contingent remainder and right of reversion.

Shelby County, AL 08/06/2014
State of Alabama
Deed Tax: \$61.00

And I do for myself as individually and as Personal Representative, and for the heirs, executors, administrators and each and every interested party in the Estate of Margaret Cost Walker, deceased, Probate Case #2012-000423 filed in the Probate Court of SHELBY County, Alabama, covenant with the said Grantee, her heirs and assigns, that the estate is lawfully seized in fee simple of said premises and I am authorized to convey the same by virtue of my appointment; that they are free from all encumbrances, unless otherwise noted above; that as Personal Representative, I have good right to sell and convey the same as aforesaid; that I will, and the heirs, executors and administrators of the Estate of Margaret Cost Walker, deceased, Probate Case #2012-000423 filed in the Probate Court of SHELBY County, Alabama shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Holly Walker Spritzer, as Personal Representative of the Estate of Margaret Cost Walker, deceased, Probate Case #2012-000423 filed in the Probate Court of SHELBY County, Alabama, has hereunto set his hands and seals on the day stated in the notary acknowledgement, and the same shall not be effective until the 17 day of June, 2014.

Holly Walker Spritzer

Holly Walker Spritzer, as Personal Representative of the Estate of Margaret Cost Walker, deceased, Probate Case #2012-000423 filed in the Probate Court of SHELBY County, Alabama

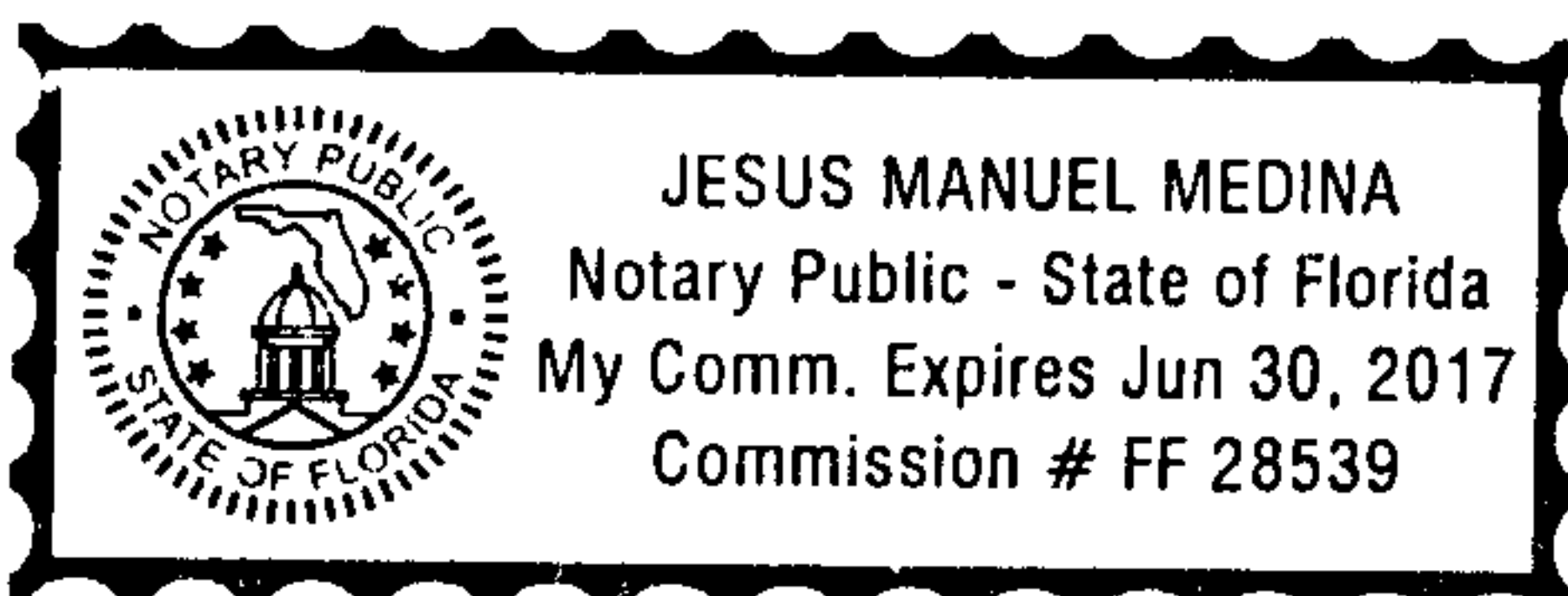
Holly Walker Spritzer
Holly Walker Spritzer, Individually

Florida JM
STATE OF ALABAMA
COUNTY OF Broward

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Holly Walker Spritzer**, whose name individually and as Personal Representative of the Estate of Margaret Cost Walker, deceased, Probate Case #2012-000423 filed in the Probate Court of SHELBY County, Alabama, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, individually and in her capacity as such Personal Representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17 day of June, 2014.

Notary Seal



Notary Public

My commission expires: June 30, 2017

20140806000243500 2/3 \$82.00
Shelby Cnty Judge of Probate: AL
08/06/2014 10:23:19 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Estate of Mary Cost Walker
Mailing Address 1774 SW 195th Ave
Miramar, FL 33029

Grantee's Name Mary Lawson
Mailing Address 19 Hawthorn St
Calera, AL 35040

Property Address Acreage

Date of Sale 6/17/14
Total Purchase Price \$ 61,000



20140806000243500 3/3 \$82.00
Shelby Cnty Judge of Probate, AL
08/06/2014 10:23:19 AM FILED/CERT

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 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 8/6/14

Print Mary Lawson

☐ Unattested
(verified by)

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