


**SEND TAX NOTICE TO:**  
Edith Piper Renneker Anderson  
5198 Cahaba Beach Lane  
Birmingham, AL 35243

**This instrument was prepared by**  
A. Eric Johnston, Esquire  
1200 Corporate Drive, Suite 107  
Birmingham, Alabama 35242

  
20140806000244630 1/3 \$292.00  
Shelby Cnty Judge of Probate, AL  
08/06/2014 02:20:45 PM FILED/CERT

**WARRANTY DEED**

**STATE OF ALABAMA     )**     **KNOW ALL MEN BY THESE PRESENTS:**  
**SHELBY COUNTY        )**

That in consideration of \$1.00 and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Edward T. Anderson** and spouse, **Edith Piper Renneker Anderson** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Dee's Land, L.L.C.**, an Alabama limited liability company, (herein referred to as grantee, whether one or more), a one-sixth (1/6) undivided interest in the following described real estate, situated in Shelby County, Alabama, to wit:

A strip of land 67.5 feet in width which lies within the Northeast Quarter of the Northeast Quarter (NE ¼ of NE ¼) of Section 23 and the North Half of the Northwest Quarter (N ½ of NW ¼) of Section 24, all being in Township 20 South, Range 2 West, Shelby County, Alabama, such strip being more particularly described as follows:

To reach the point of beginning, commence at the Northwest corner of Section 15, Township 20 South, Range 2 West; thence run South along the East boundary line of said section a distance of 3619.5 feet to a point; thence turn a deflection angle to the left and run S74°34'E a distance of 9597.70 feet to a point, such point being the point of beginning of the right of way herein described; therefrom, the strip is 67.5 feet in width and lies from 60 feet right (South) to 117.5 feet right (South) of a survey line and coincident with the South line of an existing Alabama Power Company Transmission Line and the continuations thereof which begins at such point of beginning and continues S74°34'E a distance of 3544 feet, more or less, to a point, such point being the point of ending of the right of way herein described.

Subject only to: unpaid taxes, easements, rights of way, mineral or mining rights, and other proper encumbrances of record.

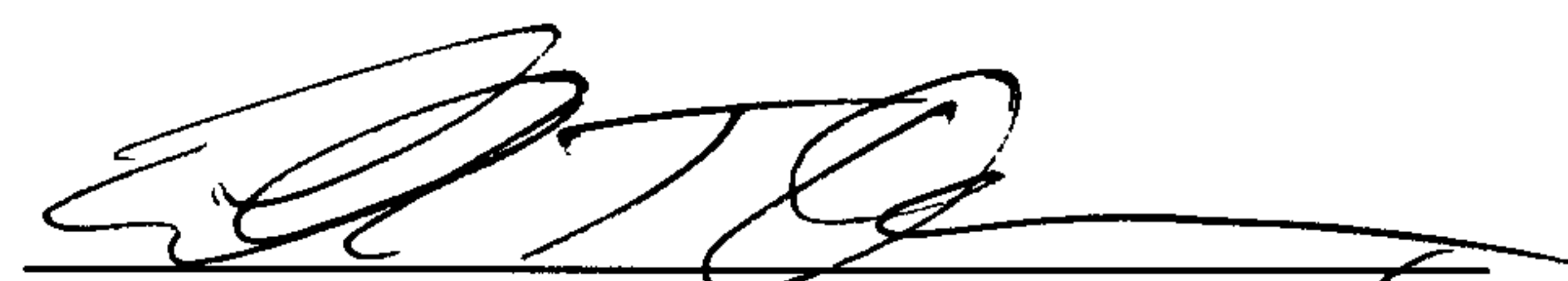
This is not the homestead of the Grantor.

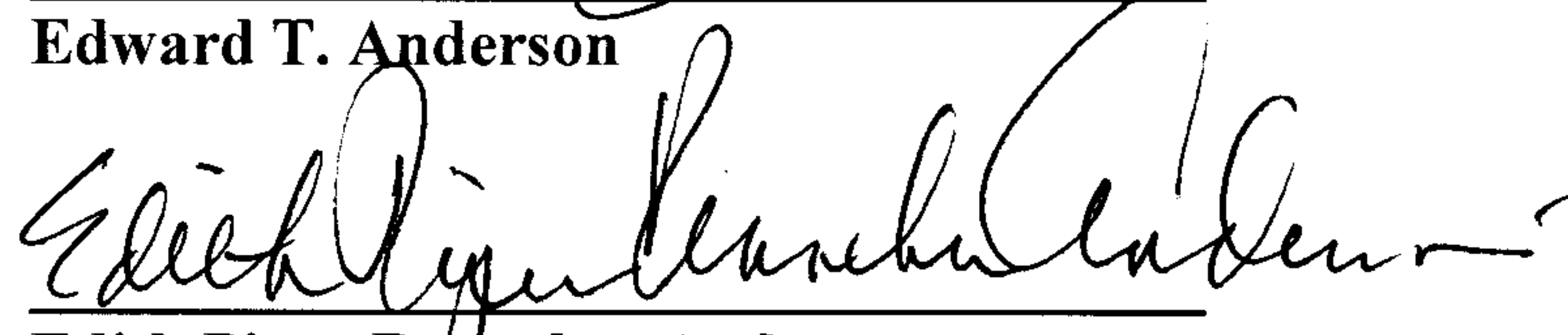
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 persons.


IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 6<sup>th</sup> day of August, 2014.

Shelby County, AL 08/06/2014  
State of Alabama  
Deed Tax: \$272.00

  
Edward T. Anderson

  
Edith Piper Renneker Anderson

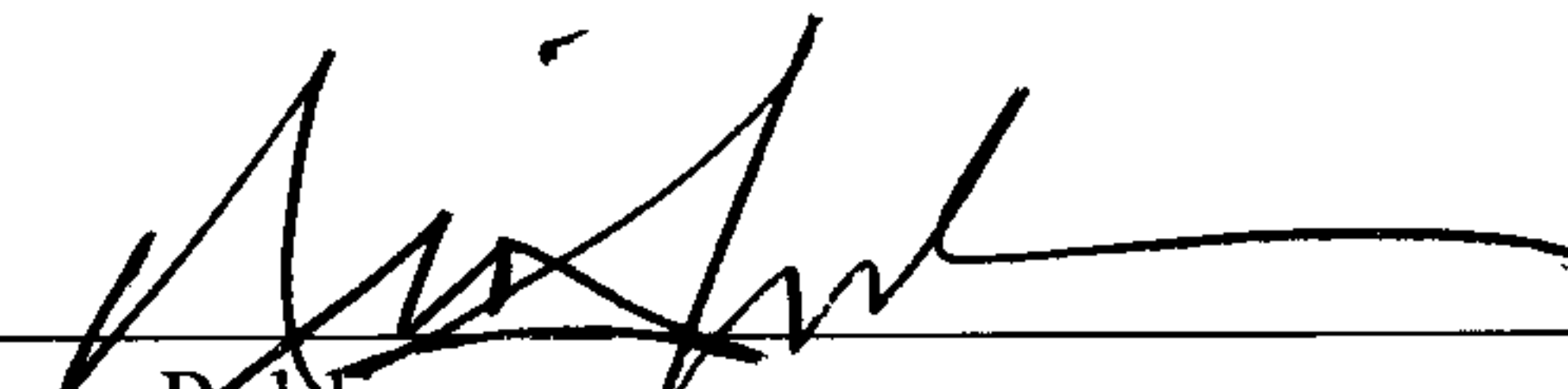
STATE OF ALABAMA     )  
SHELBY COUNTY         )

  
20140806000244630 2/3 \$292.00  
Shelby Cnty Judge of Probate, AL  
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**General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edward T. Anderson and Edith Piper Renneker Anderson, whose names are signed to the foregoing conveyance, and who are 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 6<sup>th</sup> day of August, 2014.

  
\_\_\_\_\_  
Notary Public  
Print Name: A. Eric Johnston  
My Commission Expires: 2.3.16



# Real Estate Sales Validation Form

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

Grantor's Name	Edward T. Anderson and spouse, Edith Piper Renneker Anderson	Grantee's Name	Dee's Land, L.L.C.
Mailing Address	5198 Cahaba Beach Lane Birmingham, AL 35243	Mailing Address	5198 Cahaba Beach Lane Birmingham, AL 35243
Property Address	Cahaba Beach Road Birmingham, AL 35243	Date of Sale	
		Total Purchase Price \$	
		or	
		Actual Value \$	
		or	
		Assessor's Market Value \$	271,700.00



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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)

- |  |   |
|--|---|
| <input type="checkbox"/> Bill of Sale      | <input type="checkbox"/> Appraisal                              |
| <input type="checkbox"/> Sales Contract    | <input checked="" type="checkbox"/> Other Tax Assessor's Notice |
| <input type="checkbox"/> 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 A. Eric Johnston

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1