

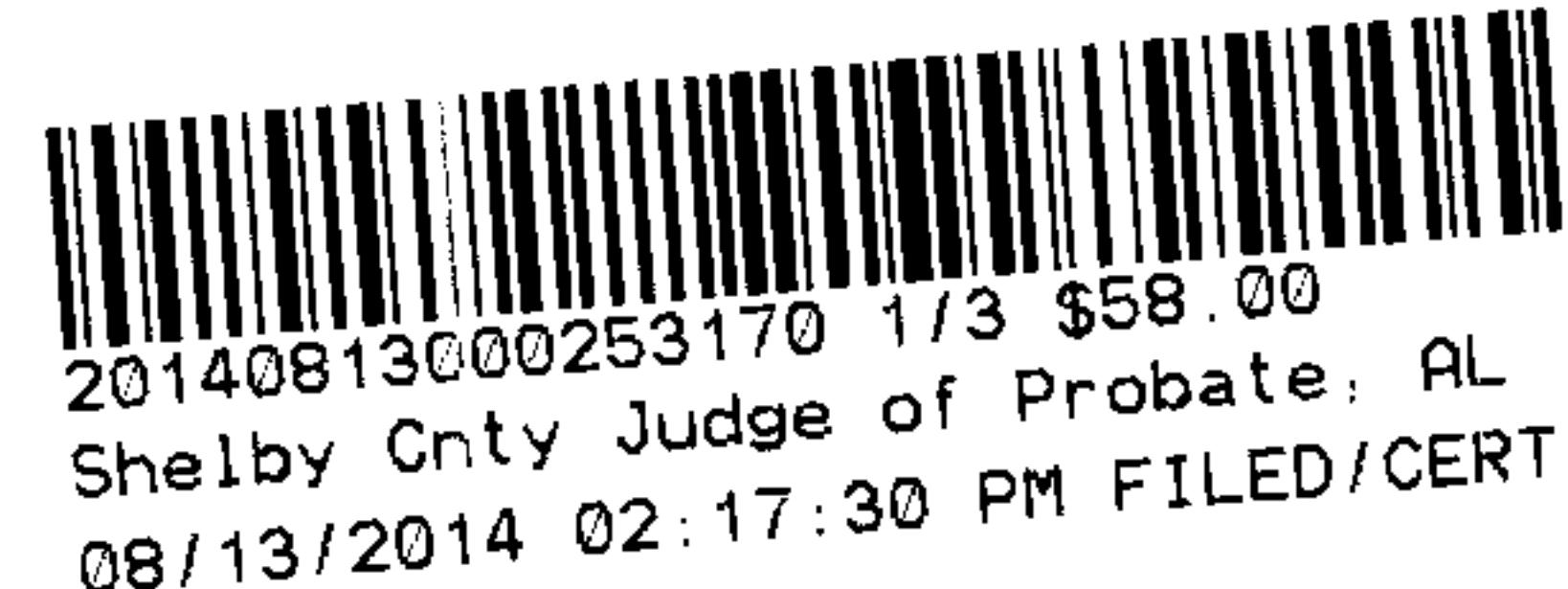
Send tax notice to:  
Ted R. Wynn III  
303 Ventana Dr.  
Columbiana, AL 35051

This instrument prepared by:  
Frances Davis  
303 Ventana Dr.  
Columbiana, AL 35051

STATE OF ALABAMA  
COUNTY OF

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:



That in consideration of Five Hundred and no/100 Dollars (\$500.00), and other good and valuable consideration, in hand paid to the undersigned, Frances Davis (hereinafter referred to as "Grantor") by Ted R. Wynn III (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Part of the E 1/2 of the SE 1/4 of section 29, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: From the Northwest corner of the NE 1/4 of SE 1/4 of said Section, run in a southerly direction along the West line of said NE 1/4 of SE 1/4 for a distance of 771.82 feet; thence turn an angle to the left of 76 deg. 44 min. 43 sec. and run in a southeasterly direction for a distance of 94.01 feet to point of curve, said curve being concave in a northerly direction and having a radius of 204.46 feet and a central angle of 43 deg. 43 min. 32 sec.; thence turn an angle to the left and run along the arc of said curve for a distance of 156.05 feet to the end of said curve; thence run in a Northeasterly direction along a line tangent to the end of said curve for a distance of 6.00 feet to a point "A"; thence turn an angle to the right of 107 deg. 08 min. 51 sec. and run in a southeasterly direction for a distance of 731.63 feet, more or less, to a point on the North right of way line of Southern Railroad, being the point of beginning; thence turn an angle to the right of 180 deg. and run in a Northwesterly direction for a distance of 731.63 feet, more or less, to point "A"; thence turn an angle to the right of 72 deg. 51 min. 09 sec. and run in a Northeasterly direction for a distance of 277.0 feet; thence turn an angle to the right 100 deg. 33 min. 23 sec. and run in a southeasterly direction for a distance of 329.08 feet, more or less, to a point on the North right of way line of Southern Railroad; thence turn an angle to the right and run in a southwesterly direction along the North line of said Southern Railroad right of way for a distance of 360.00 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

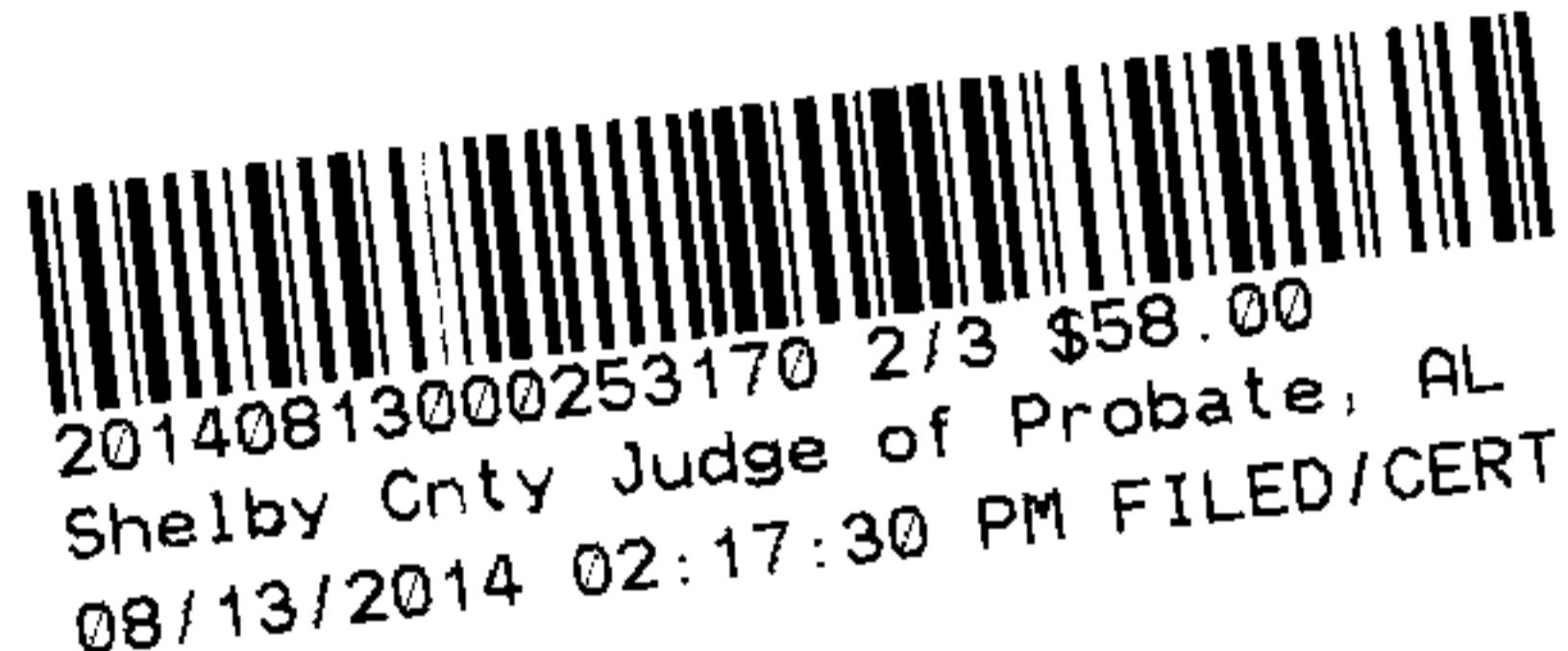
ADVALOREM TAXES DUE OCTOBER 01, 2011 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

Right-of-Way granted to South Central Bell Telephone Co. by instrument recorded in Deed Book 348 page 439 in Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.

The Grantor does for herself, her heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that she is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators shall warrant and defend the same to the said grantee, his heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s) Frances Davis hereunto set(s) his/her/their signature(s) and seal(s) on 16/08/2014.



A handwritten signature of "Frances Davis" is written in cursive ink. Below the signature, the name "Frances Davis" is printed in a smaller, black, sans-serif font.

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frances Davis whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16<sup>th</sup> day of February, 2014

(NOTARIAL SEAL)

A handwritten signature of "Donna S. Gannon" is written in cursive ink. Below the signature, the title "Notary Public" is printed in a small, black, sans-serif font. To the right, the name "Print Name: Donna S. Gannon" is printed. At the bottom, the text "Commission Expires: My Commission Expires On June 20, 2014" is printed in a small, black, sans-serif font.

# 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**

Frances Davis  
303 Lantana Dr  
Calumet MI 35031

Grantee's Name Ted R. Wynn III  
Mailing Address 309 Vantaga Dr.  
Columbus OH 43205

## Property Address

303 Vantana Dr  
Columbus 35051

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 37,610.00



20140813000253170 3/3 \$58.00  
Shelby Cnty Judge of Probate, AL  
08/13/2014 02:17:30 PM FILED/CERT

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  

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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

Print

# Unattested

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(verified by)

Sign

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

## Form RT-1