

This instrument was prepared without benefit of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

PREPARED BY:  
VICKI N. SMITH, ATTORNEY  
POST OFFICE BOX 250  
COLUMBIANA, ALABAMA 35051  
(205) 669-4481

SEND NOTICE TO: Johnny C. Freeman  
P. O. Box 1332  
Calera, Alabama 35040

### WARRANTY DEED

**STATE OF ALABAMA}**  
**SHELBY COUNTY}**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and 00/100 Dollars (\$10.00) to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged I, Dorothy F. Looman, a married woman (herein referred to as GRANTOR) do grant, bargain, sell and convey unto Jimmy W. Freeman, Nancy F. Clayton, Margaret Garrett Fregoso, and Johnny C. Freeman (herein referred to as GRANTEES) the following described real estate situated in Shelby County, Alabama to-wit:

*A parcel of land situated in the NE<sup>1</sup>/<sub>4</sub> of NW<sup>1</sup>/<sub>4</sub> of Section 8, Township 22 South, Range 2 West and more exactly described as follows: Begin at the NE corner of the NW<sup>1</sup>/<sub>4</sub> of said Section 8 and proceed Westward along the North side of said Section 262.0 feet; thence South 102.0 feet; thence West 192.0 feet; thence South 213.0 feet; thence South 1 deg. 20' West 21.94 feet; thence North 87 deg. 36' West 208.13 feet to point of beginning; thence South 10 deg. 15' East 396.0 feet to NW border of County Highway; thence South 48 deg. 16' West and along this Highway 135.34 feet; thence continue along said Highway South 68 deg. 37' West 142.60 feet; thence continue along said Highway South 84 deg. 55' West 44.80 feet; thence North 8 deg. 28' East 123.92 feet; thence North 65 deg. 14' West 81.40 feet; thence North 84 deg. 22' East 105.0 feet; thence 1 deg. 45' East 402.83 feet; thence South 84 deg. 53' East 147.32 feet to point of beginning. Containing 2.323 acres.*

*SUBJECT TO the covenant, grant, and restriction that in the event that either of said grantees, or their heirs, assigns, and successors in title, should hereafter sell or convey his or her undivided interest in and to the above described property, he or she shall first offer the sale thereof to the remaining grantees, their heirs, assigns, and successors in title, at and for the same price, and under the same terms and conditions, as he or she would sell or convey such undivided interest to some other person, as stated in the original conveyance by Dorothy Freeman dated November 30, 1989.*

*Said real estate is not the homestead of Dorothy F. Looman.*

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns forever.

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 27<sup>th</sup> day of August, 2013.

WITNESS:

Kim Davidson

Dorothy F. Looman Williams  
Dorothy F. Looman

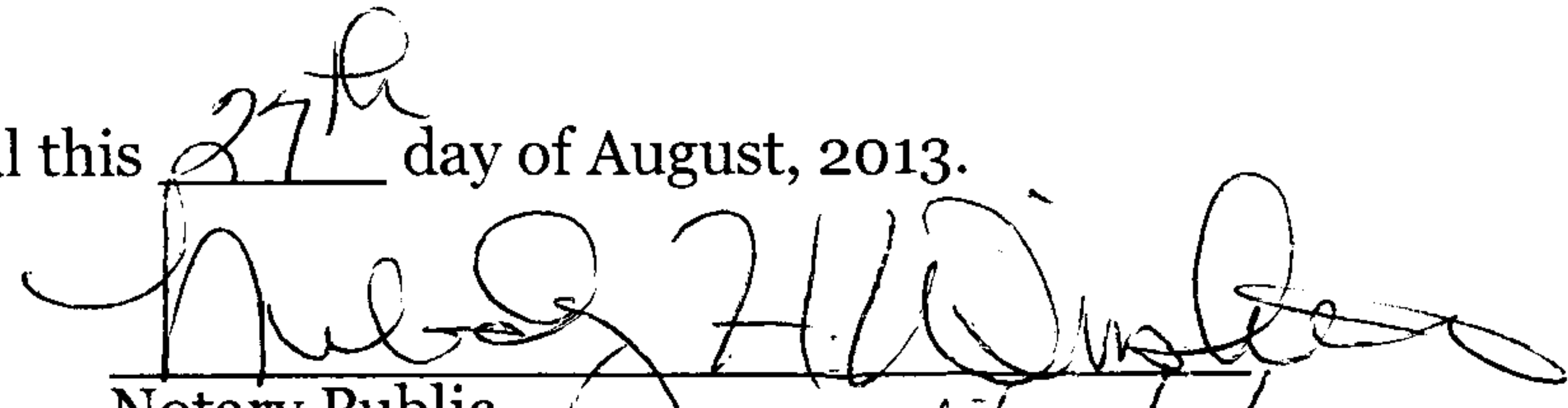
Shelby County, AL 08/27/2014  
State of Alabama  
Deed Tax: \$21.00


  
20140827000269930 1/3 \$43.00  
Shelby Cnty Judge of Probate, AL  
08/27/2014 01:15:15 PM FILED/CERT

STATE OF ALABAMA     )  
SHELBY COUNTY        )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dorothy F. Looman 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 she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27<sup>th</sup> day of August, 2013.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 4/29/14

  
20140827000269930 2/3 \$43.00  
Shelby Cnty Judge of Probate, AL  
08/27/2014 01:15:15 PM 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 Dorothy F. Looman  
Mailing Address Alabaster, AL 35007  
\_\_\_\_\_  
\_\_\_\_\_

Grantee's Name Johnny C. Freeman  
Mailing Address P.O. Box 1332  
Culver, AL 35040  
\_\_\_\_\_

Property Address No address assigned  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 8/27/13  
Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 20,750.00



20140827000269930 3/3 \$43.00  
Shelby Cnty Judge of Probate, AL  
08/27/2014 01:15:15 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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other Assessor's Valuation

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 8/27/14  
☒ Unattested

Print Vicki N. Smith  
Sign Vicki N. Smith  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)