
THIS INSTRUMENT PREPARED BY:

**Mavanee R. Bear
Attorneys at Law
1330 21st Way South
Suite 300
Birmingham, Alabama 35205
205.933.0940**

TAX NOTICE TO:

**Samantha Bristow Rush
5121 Kirkwall Lane
Birmingham, Alabama 35242**

SHELBY COUNTY

STATE OF ALABAMA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, paid by the Grantee herein, the receipt of which is acknowledged, I, **Samuel E. Bristow**, an unmarried man, (Grantor) does hereby grant, bargain, sell and convey unto **Samantha Bristow Rush** (Grantee), the following described real property situated in Shelby County, Alabama, to wit:

Lot No. 9 according to Willow Island Subdivision, the same being a part of the NW 1/4 of SE 1/4 of Section 13, Township 22 South, Range 1 East, a plat of said Subdivision is recorded in Map Book 4 on page 73 in the Probate Office of Shelby County, Alabama.

Together with the right to use, but not to cut any merchantable timber, all lands, lying between the above described lot and the water level of the Coosa River, provided such land to be used shall not be wider than the lines of the lot above described if the same were extended and projected from their present terminus to the water level. All rights are subject to the right of grantors to continue to obtain a lease on said lands from the Alabama Power Company or any successor owner. Should said lease be terminated, then the right to use said lands between said lot and the water level shall terminate also. In addition to the above, grantor do hereby convey to the grantee and to her successors and assigns the right of ingress and egress to and from the Coosa River by a causeway recently constructed.

The grantee herein, her successors and assigns shall also have the right to use the boat launching facilities and picnic area located in said Subdivision; provided, however, there shall be no burden on the grantor to maintain said facilities between the time of the execution of this deed and the time the same is submerged by the raising of the water level of the Coosa River.

It is understood there is no liability on the grantor, or her successors or assigns for any injuries suffered by any persons using said launching facilities.

Said lot is conveyed subject to the protective covenants recorded in Deed Book 220, page 891 in the Probate Office of Shelby County, Alabama.

Being the same property referred to in the Trustee's Deed which is recorded in Book 103 at page 609, Office of Judge of Probate of Shelby County, Alabama in paragraph No. E thereof, as being the "LAKE PROPERTY."

Subject to easements and rights of way of record.

The above described property constitutes no part of the homestead of grantor.

Samuel E. Bristow is the surviving grantee of deed recorded in Book 205 page 219, Shannon E. Bristow having died on or about April 27, 2011.

Subject to all easements, covenants, unpaid ad valorem taxes (if any), rights-of-way and restrictions of record affecting said property. Less and except mineral and mining rights if not owned by Grantor. It is the intention of the Grantor to convey said rights if they exist.

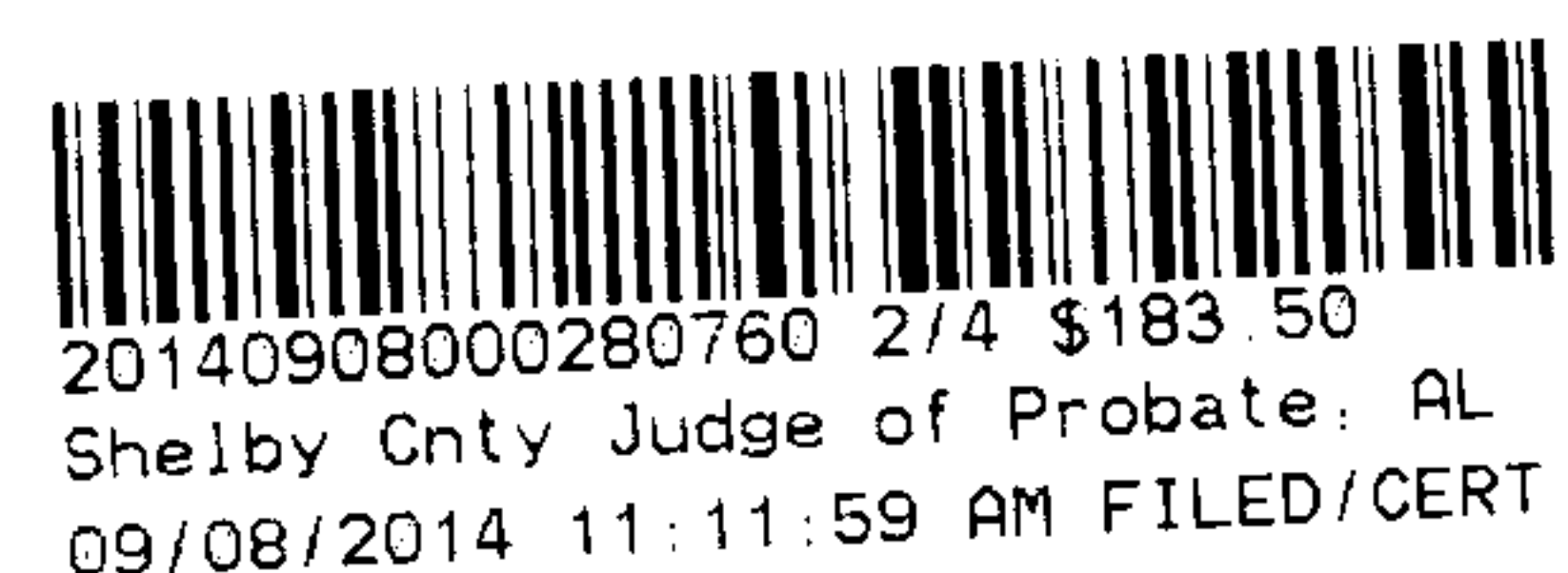
This instrument prepared by information provided by the parties. Attorney has made no search or examination of the title records concerning the above-referenced property, and makes no express, implied, or statutory warranty or representation concerning the nature, quality or status of title herein conveyed.

And I do for myself, my heirs, personal representatives, and administrators, covenant with the Grantee, her heirs and assigns, that I am lawfully seized in fee simple of the premises; that it is free from all encumbrances; that I have good right to sell and convey the same; that I will and my heirs, personal representatives and administrators shall warrant and defend the same to the Grantee, her heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I have hereunto set my hand and seal this 24th day of August ~~July~~ 2014. JLC



SAMUEL E. BRISTOW, GRANTOR



STATE OF ALABAMA]

ACKNOWLEDGMENT

SHELBY COUNTY]

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Samuel E. Bristow, who is known to me, acknowledged before me on this day, that being informed of the contents of the foregoing **Warranty Deed**, executed the same voluntarily on the day the same bears date.

Notary Public

My commission expires:

10/6/14



20140908000280760 3/4 \$183.50
Shelby Cnty Judge of Probate, AL
09/08/2014 11:11:59 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 Samuel E. Bristow
Mailing Address P.O. Box 189
Shelby, Alabama 35143

Grantee's Name Samantha Bristow Rush
Mailing Address 5121 Kirkwall Lane
Birmingham, Alabama 35244

Property Address 17330 Highway 42
Shelby, Alabama 35143

Date of Sale 08/24/2014

Total Purchase Price \$

or

Actual Value per
Shelby County Property
Tax Commissioner's Website
Assessor's Market Value \$

\$ 110,110.00

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 Shelby County Property Tax Commissioner's Website

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

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 09/08/2014

Print

Samantha Bristow Rush

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)