

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To: Don Whaley
Wendy Whaley

215 Moonlight Bay
Shelby, AL 35143

File No.: MV-14-21321

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Seventy Five Thousand Dollars and No Cents (\$375,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Estate of Dessell Carden Probate Case # PR2006-570, Shelby County, Alabama**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Don Whaley and Wendy Whaley**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2014 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 5th day of September, 2014.

Bonnie Schrader Administratrix
Estate of Dessell Carden Probate Case #
PR2006-570, Shelby County, Alabama

BY: Bonnie Schrader, as Administratrix

State of Alabama

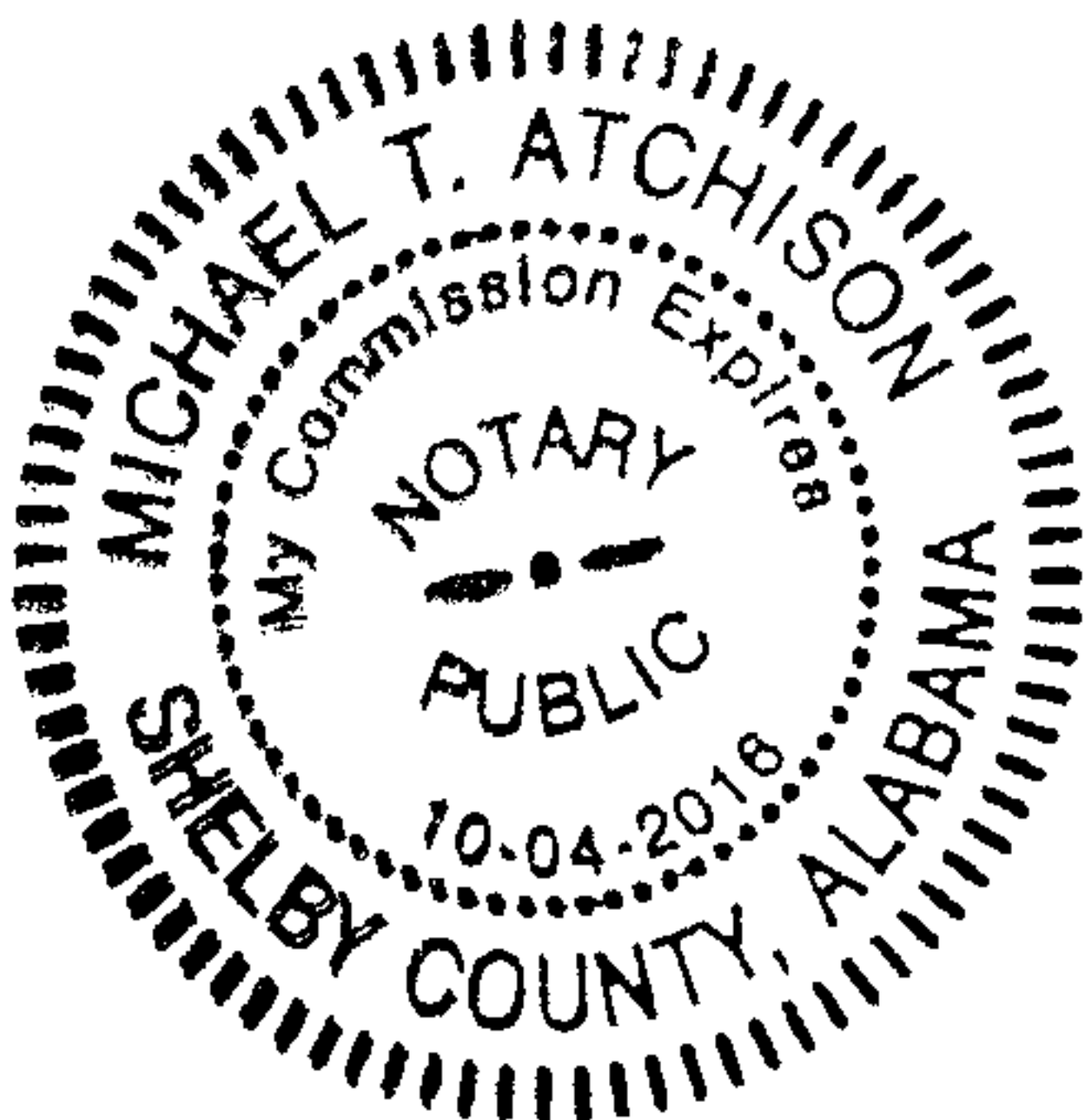
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Bonnie Schrader as Administratrix of the Estate of Dessell Carden Probate Case # PR2006-570, Shelby County, Alabama, 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of September, 2014.

Mike T. Atchison
Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: October 04, 2016

20140911000285770 1/3 \$395.00
Shelby Cnty Judge of Probate, AL
09/11/2014 01:14:23 PM FILED/CERT



Shelby County, AL 09/11/2014
State of Alabama
Deed Tax: \$375.00

EXHIBIT "A"
LEGAL DESCRIPTION

All of the East 1/2 of SW 1/4 of SW 1/4 of Section 12, Township 24 North Range 15 East, lying Northeast of Shelby County Highway #71.

All of the NW 1/4 of SW 1/4 of Section 12, Township 24 North, Range 15 East lying South of the 396' mean sea level elevation of Lay Lake Northeast of Shelby County Highway #71.

LESS AND EXCEPT property described in Inst. No. 2005030900010716, being more particularly described as follows:

1. A parcel of land in Section 12, Township 24 North, Range 15 East, Shelby County, Alabama, described as follows: From the southwest corner of Section 12, run a tie line of North 32 degrees 36 minutes 42 seconds East for 1680.53 feet to the point of intersection of the North right of way line of Rd. 71 and the West right of way line of Claude Road, said point being the beginning point of the lot here described; from said point run along the North right of way line of Co. Rd. 71 North 56 degrees 32 minutes 48 seconds West for 431.33 feet to the high water line of Lay Lake; thence run along said water line of said Lay Lake the following 4 courses, North 59 degrees 07 minutes 36 seconds East 129.73 feet, North 73 degrees 00 minutes 34 seconds East 126.49 feet, North 77 degrees 56 minutes 37 seconds East, 108.18 feet, North 87 degrees 02 minutes 57 seconds East, 101.09 feet; thence leave said water line and run South 08 degrees 51 minutes 02 seconds West for 357.92 feet to the West right of way line of said Claude Road; thence run along said road line South 57 degrees 21 minutes 15 seconds West for 28.73 feet back to the beginning point.

All of the NE 1/4 of SW 1/4 of Section 12, Township 24 North Range 15 East, lying South of the 396' mean sea level and West of Shelby County Highway # 403.

LESS AND EXCEPT the South 200.01 feet of the above described property

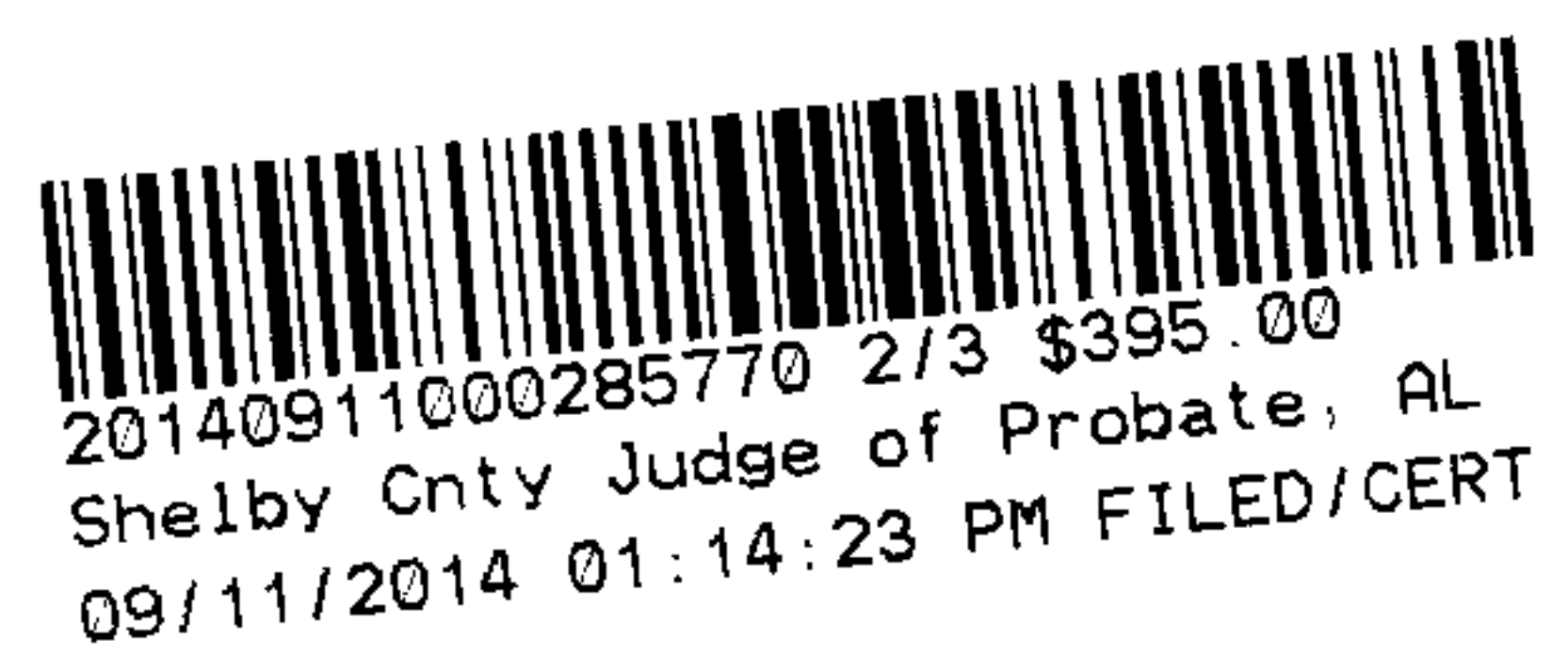
LESS AND EXCEPT Lot 1, Connie Wooten Subdivision as shown on Map Book 29, Page 57 in Probate Office, Shelby County, Alabama.

LESS AND EXCEPT any part of the above described parcel lying Northeast of Spinner Drive as shown on boundary survey of Omni Engineering Corp., dated November 10, 2009.

ALSO LESS AND EXCEPT any part of the above described 1/4-1/4 section lying Northeast of Lot 1, Connie Wooten Subdivision.

ALL of the NE 1/4 of SW 1/4 of Section 12, Township 24 North Range 15 East, lying Southeast of Shelby County Highway # 403.

Situated in Shelby County, Alabama.



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 Dessell Carden Probate
Case # PR2006-570, Shelby County,
Alabama

Mailing Address 616 Higgins Rd
Shelby AL 35143

Property Address 3745 Highway 71
Shelby, AL 35143

Grantee's Name Don Whaley
Wendy Whaley

Mailing Address 215 Moonlight Bay
Shelby, AL 35143

Date of Sale September 05, 2014
Total Purchase Price \$375,000.00

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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 of 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 September 04, 2014

Print M. K. T. Alkhus

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

20140911000285770 3/3 \$395.00
Shelby Cnty Judge of Probate, AL
09/11/2014 01:14:23 PM FILED/CERT

Form RT-1