

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Stephanie Foster
271 Hwy 62
Harpersville, AL 35078

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)


20140916000290320 1/3 \$75.00
Shelby Cnty Judge of Probate, AL
09/16/2014 12:44:52 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIFTY FOUR THOUSAND SIX HUNDRED FORTY TWO DOLLARS and NO/00 (\$54,642.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Bobby R. Brooks and wife Vickie D. Brooks**, (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Stephanie Foster** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit "A" Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2014.
2. Easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the homestead of the Grantors.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16th day of September, 2014.

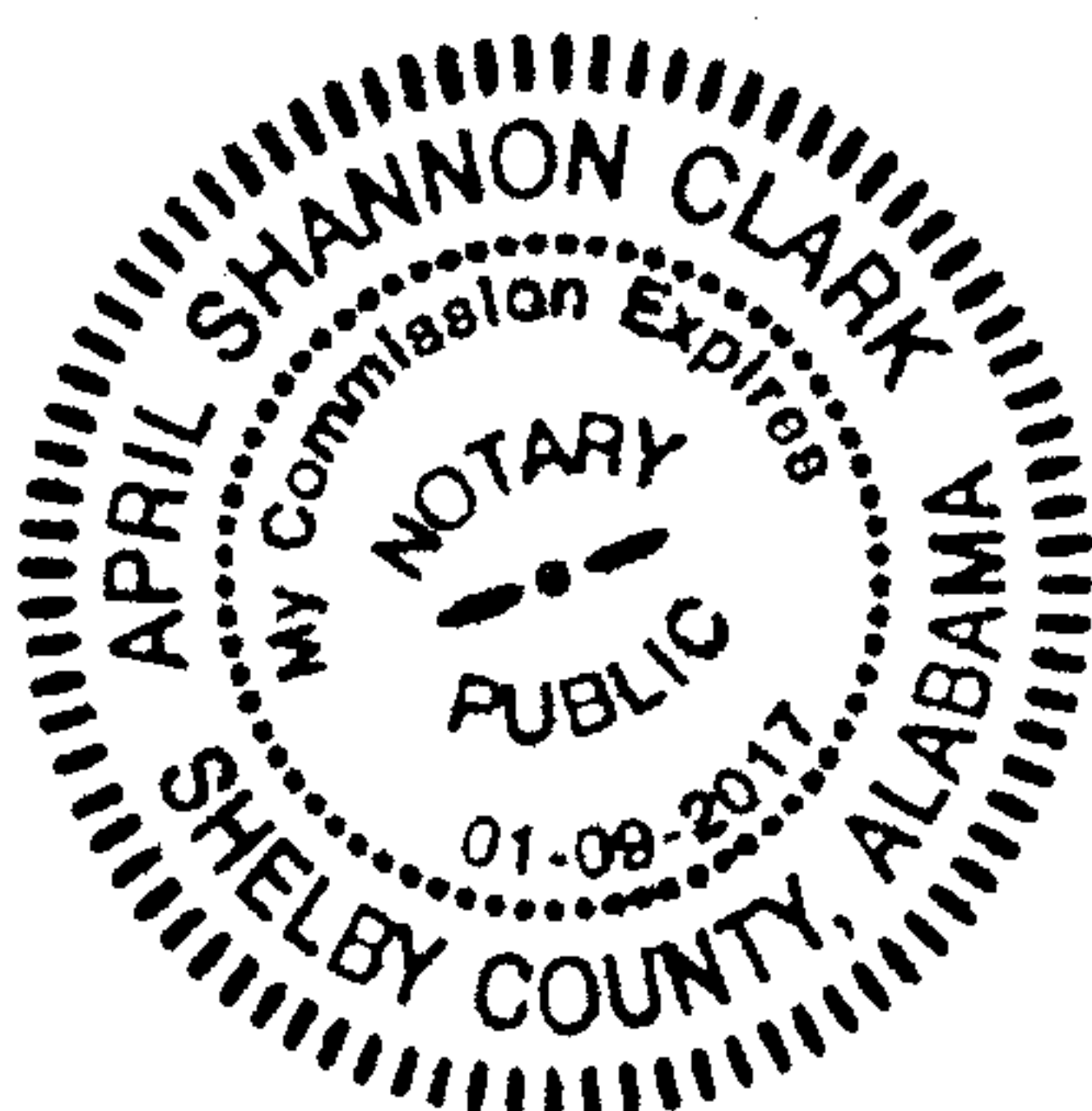

Bobby R. Brooks

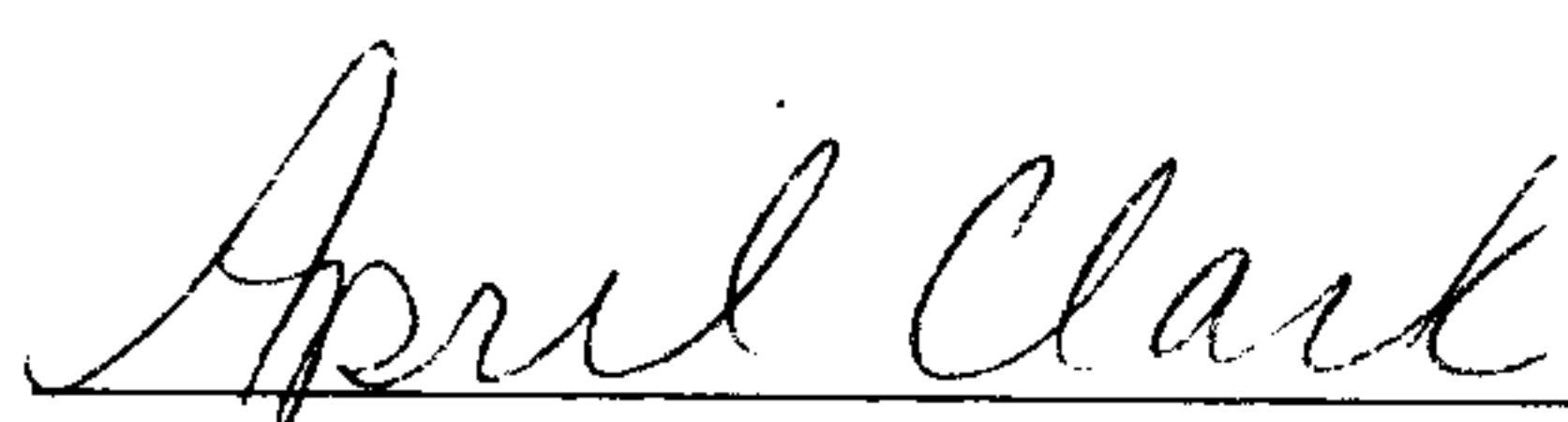

Vickie D. Brooks

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Bobby R. Brooks and wife Vickie D. Brooks**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of September, 2014.




Notary Public
My Commission Expires: 1-9-2017

Shelby County, AL 09/16/2014
State of Alabama
Deed Tax: \$55.00

Exhibit "A" Legal Description

Commence at the Northeast corner of the Northeast one-fourth of the Southwest one-fourth of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed South 01° 53' 38" East along the East boundary of said quarter-quarter Section for a distance of 738.22 feet to a ½" pipe in place, said point also being the point of beginning. From this beginning point proceed North 74° 10' 10" East along a fence for a distance of 130.92 feet to a ½" pipe in place; thence proceed South 00° East along a fence for a distance of 154.66 feet (set ½" rebar); thence proceed South 88° 21' 09" West for a distance of 141.68 feet; thence proceed North 20° 35' 28" West for a distance of 15.18 feet; thence proceed South 86° 36' 31" West for a distance of 71.98 feet (set ½" rebar); thence proceed North 03° 29' 08" East for a distance of 56.64 feet to a ½" pipe in place; thence proceed North 57° 41' 02" East for a distance of 105.81 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Southwest one-fourth and the Northwest one-fourth of the Southeast one-fourth of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama and contains 0.58 acres.

AND ALSO GRANTED A 15 FOOT INGRESS AND EGRESS EASEMENT being 7.5 feet in equal width on each side of the following described line: : Commence at the Northeast corner of the Northeast one-fourth of the Southwest one-fourth of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed South 01° 53' 38" East along the East boundary of said quarter-quarter Section for a distance of 738.22 feet to a ½" pipe in place; thence proceed North 74° 10' 10" East along a fence for a distance of 130.92 feet to a ½" pipe in place; thence proceed South 00° East along a fence for a distance of 154.66 feet (set ½" rebar); thence proceed South 88° 21' 09" West for a distance of 74.97 feet to the center line of said 15 foot easement, said point also being the point of beginning. From this beginning point proceed South 03° 04' 25" East along the centerline of said easement for a distance of 28.50 feet; thence proceed South 36° 32' 43" West along the centerline of said easement for a distance of 81.81 feet; thence proceed South 00° 41' 15" East along the centerline of said easement for a distance of 166.91 feet; thence proceed South 02° 43' 55" West along the centerline of said easement for a distance of 121.26 feet to a point on the Northerly right-of-way of Shelby County Highway 62 and the termination of said easement.

Real Estate Sales Validation Form

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

Grantor's Name	<u>Bobby R. and Vickie D. Brooks</u>	Grantee's Name	<u>Stephanie Foster</u>
Mailing Address	<u>271 Hwy 62</u> <u>Harpersville, AL 35078</u>	Mailing Address	<u>271 Hwy 62</u> <u>Harpersville, AL 35078</u>
Property Address	<u>271 Hwy 62</u> <u>Harpersville, AL 35078</u>	Date of Sale	<u>9-16-14</u>
		Total Purchase Price	_____
		or	_____
		Actual Value	_____
		or	_____
		Assessor's Market Value	<u>\$54,042.00</u>

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
☐ 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 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 9-16-14

☐ Unattested

(AC)
(verified by)

Print Stephanie Foster

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1