

This instrument was prepared by:

David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:

Dana M. Whitlock
179 Bent Tree Acres
Indian Springs, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Six Hundred Fifty Thousand and 00/100 Dollars (\$650,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

Claudia Raughley Hildreth, as Trustee of the non-exempt Trust FBO Claudia Raughley Hildreth under the Caroline M. Raughley Revocable Management Trust dated March 29, 1990, as restated and amended, as to ½ interest and Courtney Raughley (formerly known as Courtney Raughley Ross), as Trustee of the non-exempt Trust FBO Courtney Raughley under the Caroline M. Raughley Revocable Management Trust dated March 29, 1990 as restated and amended, as to a ½ interest

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Dana M. Whitlock

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby** County, Alabama to-wit:


See Exhibit "A" attached hereto

Subject to: (1) 2014 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, her heirs and assigns, forever;

And Grantors do for themselves and for their successors and assigns covenant with Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their successors and assigns shall warrant and defend the same to Grantee, her heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 09/17/2014
State of Alabama
Deed Tax: \$650.00


20140917000291750 1/5 \$676.00
Shelby Cnty Judge of Probate, AL
09/17/2014 01:04:00 PM FILED/CERT

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this
28 day of August, 2014.

**Non-exempt Trust FBO Claudia Raughley Hildreth
Under the Caroline M. Raughley Revocable Management
Trust dated March 29, 1990, as restated and amended**

Claudia Raughley Hildreth (Seal)
BY: Claudia Raughley Hildreth
ITS: Trustee

STATE OF AL
Telford COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that
**Claudia Raughley Hildreth as Trustee of the Non-exempt Trust FBO Claudia Raughley Hildreth
Under the Caroline M. Raughley Revocable Management Trust dated March 29, 1990, as restated
and amended** 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 and with full
authority as such Trustee, she executed the same voluntarily on the day the same bears date,

2014 Given under my hand and official seal this 28 day of August,

David P. Condon
Notary Public
My Commission Expires: 2/12/18
Alabama State At Large

20140917000291750 2/5 \$676.00
Shelby Cnty Judge of Probate, AL
09/17/2014 01:04:00 PM FILED/CERT

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this

21 day of August, 2014.

Non-exempt Trust FBO Courtney Raughley
Under the Caroline M. Raughley Revocable Management
Trust dated March 29, 1990, as restated and amended

Courtney Raughley (Seal)
BY: Courtney Raughley
ITS: Trustee

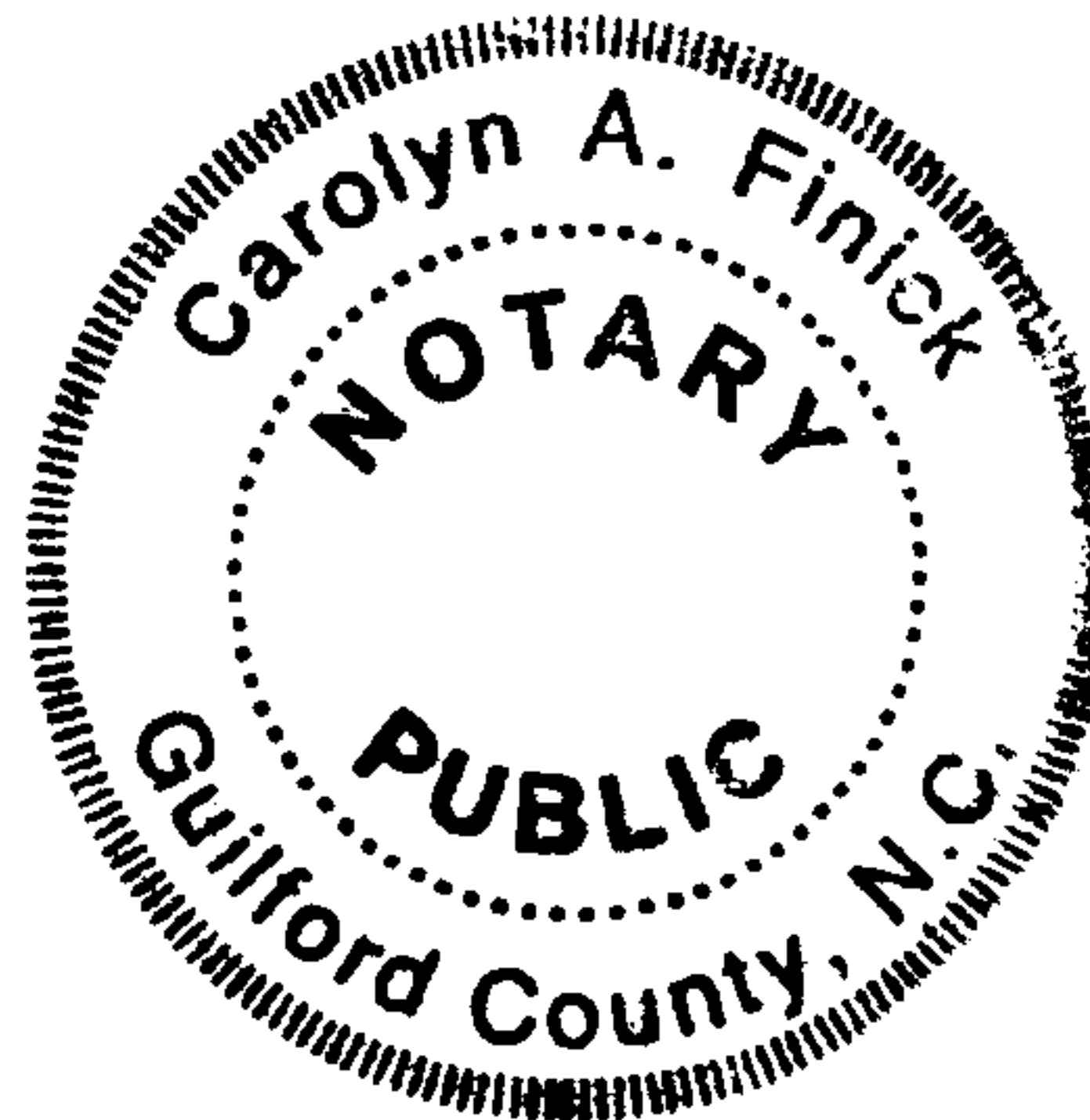
STATE OF North Carolina
Guilford COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that
Courtney Raughley as Trustee of the **Non-exempt Trust FBO Courtney Raughley**
Under the Caroline M. Raughley Revocable Management Trust dated March 29, 1990, as restated
and amended 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 and with full
authority as such Trustee, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of August, 2014.

Carolyn A. Finick
Notary Public

My Commission Expires: 11-19-18




20140917000291750 3/5 \$676.00
Shelby Cnty Judge of Probate, AL
09/17/2014 01:04:00 PM FILED/CERT

Exhibit "A"

A parcel of land situated in the South half of Section 14 and the North half of Section 23, all in Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Eastern most corner of Lot 4 of Bent Tree Acres as recorded in Map Book 23 on Pages 128 A & B in the Office of the Judge of Probate, Shelby County, Alabama, said point also being at the centerline of Bishop Creek; thence run Northwesterly along the Northeast line of said Lot 4 for a distance of 50 feet, more or less to a line iron; thence continue Northwesterly along the Northeast line of said Lot 4 for a distance of 917.04 feet to the northern most corner of said Lot 4, also being on the Southeast line of Lot 6 in said Bent Tree Acres; thence turn an interior angle to the left of 73 degrees 36 minutes 31 seconds and run in a Northeasterly direction along the Southeast line of said Lot 6 for a distance of 109.41 feet to a point; thence turn an interior angle to the left of 196 degrees 46 minutes 30 seconds and run in a Northeasterly direction along the Southeast line of said Lot 6 for a distance of 102.21 feet to a point; thence turn an interior angle to the left of 196 degrees 47 minutes 55 seconds and run in a Northeasterly direction along the Southeast line of said Lot 6 for a distance of 107.27 feet to a point; thence turn an interior angle to the left of 245 degrees 50 minutes 02 seconds and run in a Northwesterly direction along the Northeasterly line of said Lot 6 for a distance of 440.00 feet to a point on the Southerly right of way line of Cahaba Valley Trace, also known as Shelby County Highway Number 14; thence turn an interior angle to the left of 75 degrees 09 minutes 16 seconds and run in a Northeasterly direction along said right of way line for a distance of 320.00 feet to a point; thence turn an interior angle to the left of 107 degrees 29 minutes 47 seconds and run in a Southeasterly direction for a distance of 536.07 feet to a point; thence turn an interior angle to the left of 179 degrees 53 minutes 32 seconds and run in a Southeasterly direction for a distance of 741.79 feet to a line iron; thence continue along last described course to a point at the centerline of Bishop Creek; thence turn an interior angle to the left and run Southwesterly along the centerline of said creek to the point of beginning.


20140917000291750 4/5 \$676.00
Shelby Cnty Judge of Probate, AL
09/17/2014 01:04:00 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 Name: **Raughley Revocable Management Trust**

Mailing Address: **Tax ID# 10-6-14-0-001-044.002 and 10-6-23-0-001-001**

Date of Sale:

August 28th, 2014

Birmingham, Alabama, 35242

Total Purchase Price: **\$650,000.00**

Property Address: **Tax ID# 10-6-14-0-001-044.002 and 10-6-23-0-001-001**

Or

Birmingham, Alabama, 35242

Actual Value: \$ _____

Or

Assessor's Market Value:

Grantee Name: **Dana M. Whitlock**

\$ _____

Mailing Address: **purchasers add**

purchasers city, purchasers state, purchaser zip

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 _____

XX 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 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 Section 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 Section 40-22-1 (h).

Date: _____

Print: _____

____ Unattested

Sign: _____

(verified by)

(Grantor/Grantee Owner/Agent) circle one

