

SEND TAX NOTICE TO:
(Name) Richard L McCloud
(Address) 260 Crabapple Lane
Vandiver, Alabama 35176

This Instrument was prepared by:
(Name) Jeannie Partridge
(Address) 855 Crabapple Lane
Vandiver Alabama 35176


20140917000292130 1/3 \$21.50
Shelby Cnty Judge of Probate, AL
09/17/2014 02:06:34 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

Know all men by these presents,

That in consideration of other valuable considerations and one & no/100 Dollars.

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Harold Partridge and Jeannie Partridge *Husband & Wife*

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Richard L. McCloud and Virginia Dale McCloud and Richard Clint McCloud

(herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama, to wit:

(NON-EXCLUSIVE EASEMENT)

The East 456.74 feet of the North 60.0 feet of the sw1/4 of the SE 1/4 of Section 6, Township 18 south, Range 2 East, subject to existing easements of record.

(NON-EXCLUSIVE EASEMENT)

Commence at the northeast corner of the north one half (N1/2) of the southeast corner of Section 6, Township 18 south Range 2 east, Shelby County, Alabama and run thence southerly along the east line of said quarter section a distance of 660.74' to a point; Thence turn 90°00'08" right and run westerly 1,495.60' to the point of beginning of the easement being described; Thence turn 91°55'42" right and run 391.75' to a point; Thence turn 49°48'25" right and run 178.94' to a point; Thence turn 8°10'18" right and run 119.40' to a point; Thence turn 11°56'26" right and run 191.88' to a point; Thence turn 90°00'00" left and run 40.0' to a point; Thence turn 107°35'52" left and run 191.89' to a point; Thence turn; Thence turn 11°56'26" left and run 133.36' to a point; Thence turn 8°09'18" left and run 197.50' to a point; Thence turn 49°48'25" left and run 411.79' to a point; Thence turn 91°55'42" left and run easterly 40.09' to the point of beginning and the end of easement description which is to be extended 40.0' to a point; Thence turn 90°00'.00" north and run 30.0 to end of easement.

Shelby County, AL 09/17/2014
State of Alabama
Deed Tax: \$.50

TO HAVE AND TO HOLD Unto the said GRANTEES, 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, we have hereunto set our hands and seals, this 15 day of September, 2014.

WITNESS:

Arthur H. Cline

Harold E. Partridge

Joseph M. Stange

Jeannie Partridge

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harold E. Jeannie Partridge whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 15 day of September, 2014.

W. B. B.
Notary Public

My Commission Expires: 12-21-2016



Real Estate Sales Validation Form

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

Grantor's Name Harold Partidge
Mailing Address Jeannie Partidge

Grantee's Name Richard L. McCloud
Mailing Address Richard Clint McCloud
Virginia Dale McCloud
260 Crabapple Lane
Vandiver, AL 35176

Property Address 855 Crabapple Lane
Vandiver AL 35176

Date of Sale September 15 / 2014
Total Purchase Price \$ 500.00

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 Easement

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 9/17/14

Print Virginia Dale McCloud

Sign Virginia Dale McCloud

(Grantor/Grantee/Owner/Agent) circle one

Unattested



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Form RT-1