

THIS INSTRUMENT PREPARED BY:

BRUCE A. BURTTTRAM
BURTTTRAM & HENDERSON
3414 Old Columbiana Road
Birmingham, AL 35226

SEND TAX NOTICE TO:

5777 HWY 85
VINCENT, AL 35178

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY)

THAT IN CONSIDERATION of love and affection, the undersigned Grantors, PATTE ANN WHITLOCK and BILLY N. WHITLOCK (hereinafter referred to as GRANTORS), do by these presents, grant, bargain, and convey unto PATTE ANN WHITLOCK (hereinafter referred to as GRANTEE), a single person, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT to existing easements, restrictions, encumbrances, rights of way, and limitations of record, if any, along with any outstanding mortgages jointly from the parties.

SOURCE OF TITLE: BOOK 285, Page 335

THIS INSTRUMENT was prepared pursuant to the Estate of BILLYE T. WHITLOCK, being Case No: PR 2010-231, in the Probate Court Shelby County, Alabama.

Grantors certify that the property being conveyed is not their homestead nor has it ever been their homestead.

As part and parcel of this transaction the Grantors reserve a permanent easement, as described, in favor of and for the benefit of the 124.69 acres adjacent to and lying north of this property being simultaneously conveyed by deed of this date to Billy N. Whitlock.

THIS INSTRUMENT was prepared without benefit of a title binder or other title information and the legal description was furnished by the client.

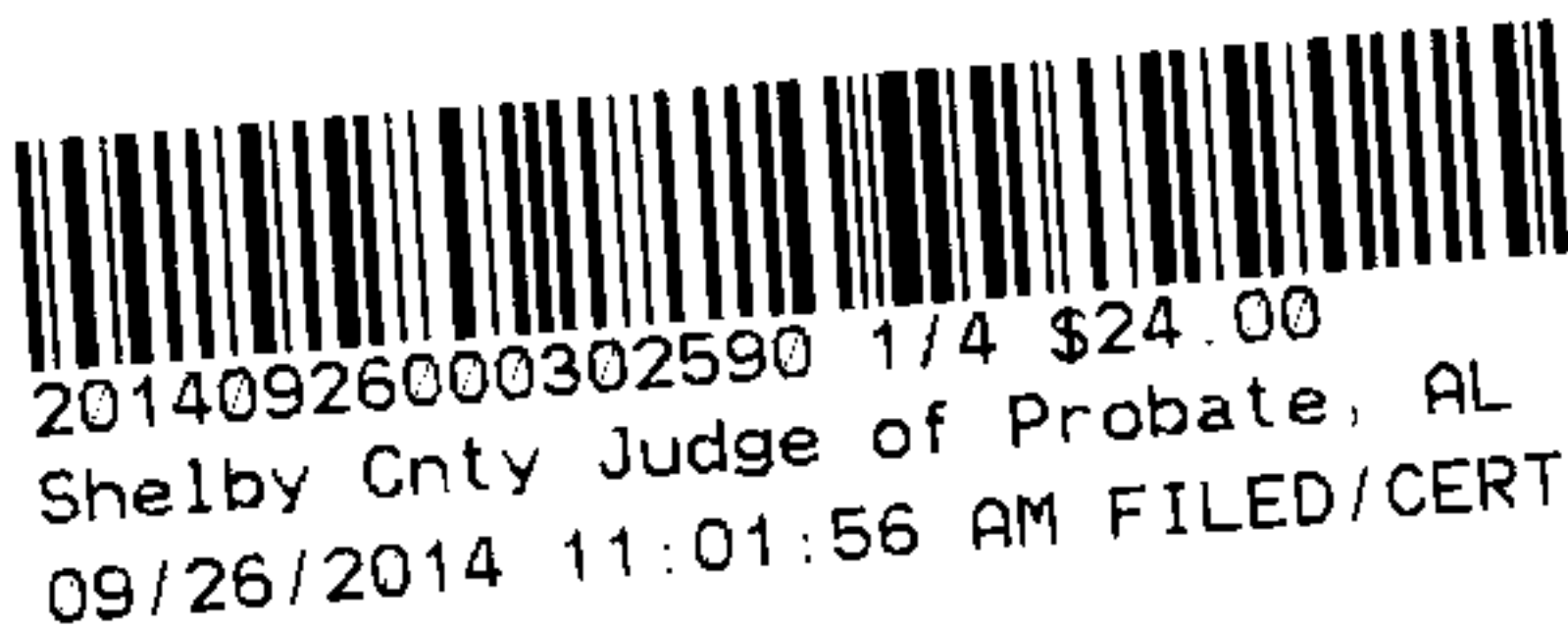
AND SUBJECT to the foregoing, GRANTORS will warrant and forever defend the right and title to the said bargained premises unto GRANTEE against the claims of all persons owning, holding, or claiming by, through, or under GRANTORS, which claims are based upon matters occurring subsequent to GRANTOR's acquisition of the bargained premises and prior to the date of delivery of this deed.

IN WITNESS WHEREOF, the said GRANTORS have hereto set their signatures and seals this 24th day of Sept, 2014.

WITNESS

Patte Ann Whitlock
PATTE ANN WHITLOCK

Billy N. Whitlock
BILLY N. WHITLOCK



STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that PATTE ANN WHITLOCK, a single person, and BILLY N. WHITLOCK, a married person, who are known to me, signed the foregoing conveyance and acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date,

Given under my hand and official seal this 24th day of Sept., 2014.

Bruce A Burtram
NOTARY PUBLIC
My Commission Expires: 2/26/17

NOTE

This Deed is executed in compliance of the dictates
Of the Last Will and Testament of Billye T. Whitlock filed
for Probate in Shelby County Probate Case Number PR2010-000231.

Bruce
Burtram


20140926000302590 2/4 \$24.00
Shelby Cnty Judge of Probate, AL
09/26/2014 11:01:56 AM FILED/CERT

Commence at the NW Corner of the SE 1/4 of the SW 1/4 of Section 13, Township 19 South, Range 2 East, Shelby County, Alabama; thence S01°18'46"E, a distance of 603.96' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 658.83' to the Northerly R.O.W. line of Shelby County Highway 62, 80' R.O.W., said point also being the beginning of a non-tangent curve to the right, having a radius of 2160.00, a central angle of 09°23'47", and subtended by a chord which bears S80°58'57"E, and a chord distance of 353.83'; thence along the arc of said curve and said R.O.W. line, a distance of 354.23'; thence S85°40'51"W and along said R.O.W. line, a distance of 2224.61' to a curve to the right, having a radius of 1460.00, a central angle of 03°01'40", and subtended by a chord which bears S87°11'41"W, and a chord distance of 77.14'; thence along the arc of said curve and said R.O.W. line, a distance of 77.15'; thence N00°43'08"E and leaving said R.O.W. line, a distance of 687.52'; thence N85°40'51"E, a distance of 2628.55' to the POINT OF BEGINNING.

Said Parcel containing 41.56 acres, more or less.

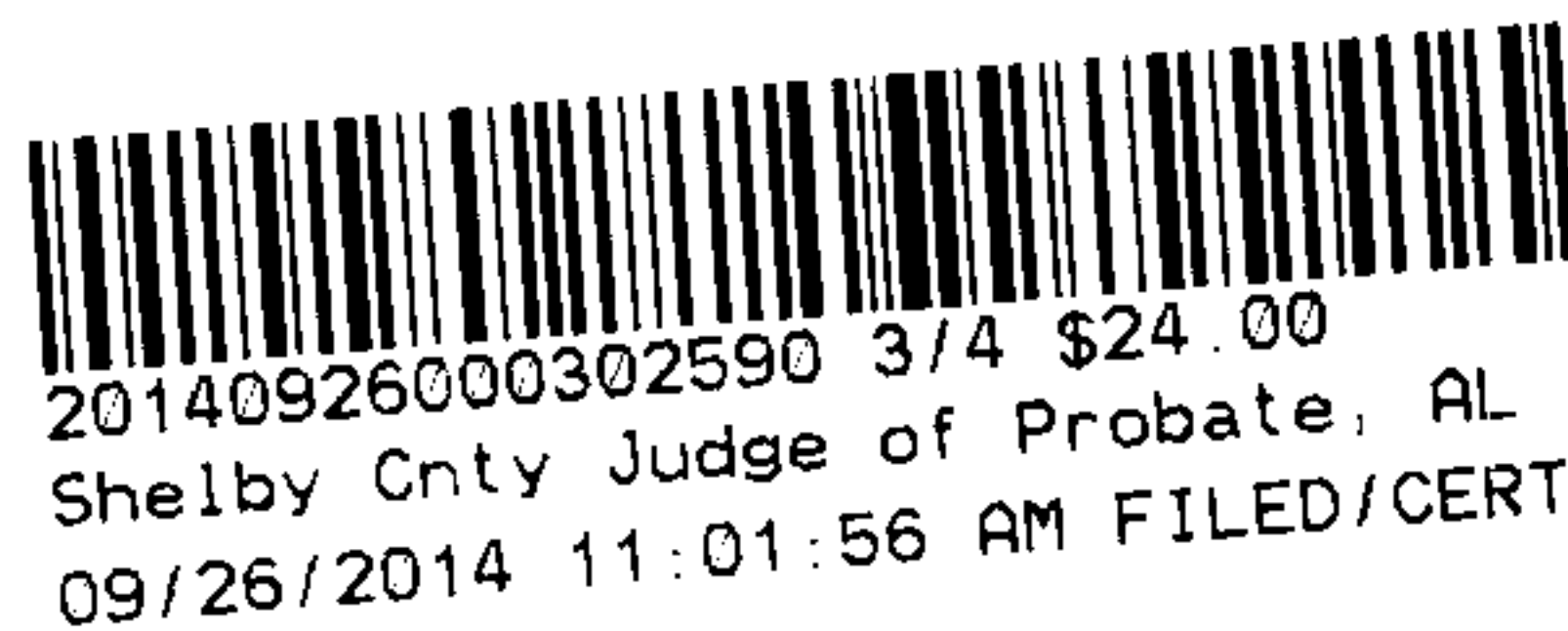
LESS AND EXCEPT any R.O.W. of Bates Road

ALSO AND INCLUDING a 40' Ingress/Egress, Utility and Drainage Easement, lying 20' either side of and parallel to the following described centerline:

Commence at the NW Corner of the SE 1/4 of the SW 1/4 of Section 13, Township 19 South, Range 2 East, Shelby County, Alabama; thence S01°18'46"E, a distance of 603.96'; thence S85°40'51"W, a distance of 2608.47' to the POINT OF BEGINNING OF SAID CENTERLINE; thence S00°43'08"W, a distance of 688.44' to the Northerly R.O.W. line of Shelby County Highway 62, 80' R.O.W. and the POINT OF ENDING OF SAID CENTERLINE.

NOTE:

This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.



Real Estate Sales Validation Form

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

Grantor's Name HEIRS OF BILLYE
Mailing Address T. WHITLOCK,
DECEASED

Grantee's Name PATTE ANN WHITLOCK
Mailing Address 5777 HWY 85
VINCENT, AL 35178

Property Address _____

Date of Sale 9/24/14
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ \$70,000

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage
☐ Bill of Sale
☐ Sales Contract

☐ Closing Statement
☒ Other TAX ASSESSOR

* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 9/24/14

Print

Bruce A. Burttram
BRUCE A. BURTRAM

20140926000302590 4/4 \$24.00
Shelby Cnty Judge of Probate, AL
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