



20141003000311780 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
10/03/2014 03:33:11 PM FILED/CERT

Grantee's address:

2908 Highway 231
Venue AL 35178

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **TWENTY FIVE THOUSAND AND NO/100 DOLLARS**
(\$25,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt
whereof is acknowledged, the undersigned **HEWITT L. CONWILL, a married man.** (herein
referred to as GRANTOR, whether one or more) do/does grant, bargain, sell and convey unto
JACOB THURMAN PRICE KING, (herein referred to as GRANTEE, whether one or more)
the following described real estate situated in Shelby County, Alabama to-wit:

A tract of land located in the NE $\frac{1}{4}$ of Section 35, Township 18, Range 2 East, more particularly
described as follows:

The North 420 feet of uniform width across the NE $\frac{1}{4}$ of Section 35, Township 18, Range 2 East,
lying East of the East right of way line of U.S. Highway 231, less and except that part of the
above described property conveyed to Randall King, more particularly described in Deed Book
326, page 106 in the Shelby County Probate Office.

The above described property does not constitute any part of the homestead of
GRANTOR or GRANTOR'S spouse.

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

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and
administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that
GRANTOR is lawfully seized in fee simple of said premises; that they are free from all
encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey

the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal,
this 1st day of October, 2014.

Hewitt L. Conwill
Hewitt L. Conwill

STATE OF ALABAMA
SHELBY COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that HEWITT L. CONWILL 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 1st day of October, 2014.

Bonita Y. Davidson
Notary Public

Prepared By:
H.L. Sonny Conwell
Shelby County



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Real Estate Sales Validation Form

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

Grantor's Name H.L. Sonny Conwell
Mailing Address Shelby County

Grantee's Name Jacob T. King
Mailing Address 2908 Hwy 231
Vincent AL 35178

Property Address Vacant

Date of Sale Oct. 1st 2014
Total Purchase Price \$ 25,000

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 Mortgage

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 any

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 10-3-2014

Print Jacob T. King

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

Unattested

(verified by)

Form RT-1