

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: S-14-21486

Send Tax Notice To: Toy A. Henderson

168 Dixie Lane  
Vincent AL 35186

## WARRANTY DEED

20141006000312430 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
10/06/2014 12:57:06 PM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Eighty Thousand Dollars and No Cents (\$180,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Dan Newton and Kerrie Newton, Husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Toy A. Henderson**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

**Property may be subject to taxes for 2014 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

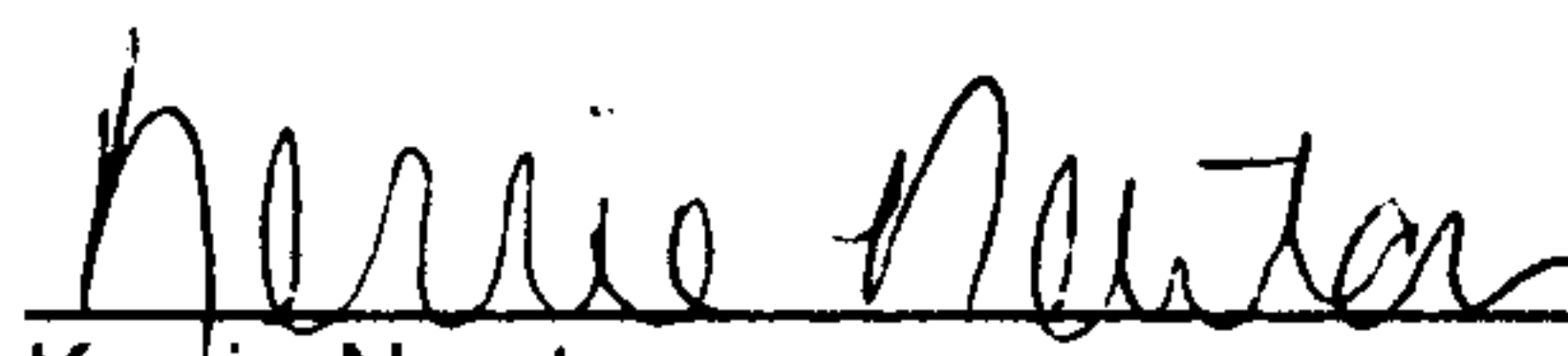
**\$183,673.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, 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, I (we) have hereunto set my (our) hand(s) and seal(s) this the 1st day of October, 2014.

  
\_\_\_\_\_  
Dan Newton

  
\_\_\_\_\_  
Kerrie Newton

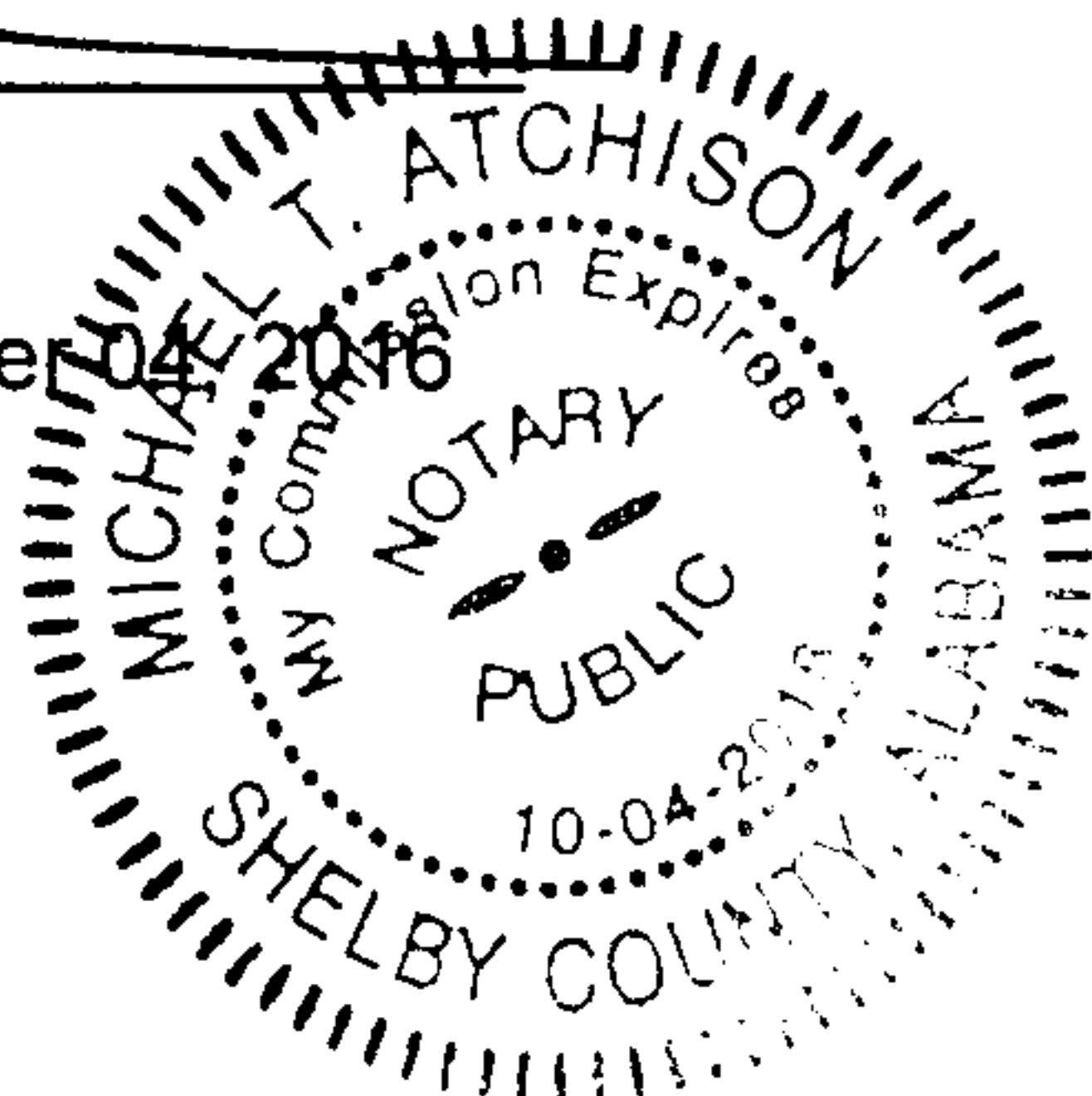
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Dan Newton and Kerrie Newton, 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 the 1st day of October, 2014.

  
\_\_\_\_\_  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: October 04, 2016



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

Lot 7, Block 3, of Pine Hills Subdivision, as recorded in Map Book 4, Page 45, in the Office of the Judge of Probate of Shelby County, Alabama.

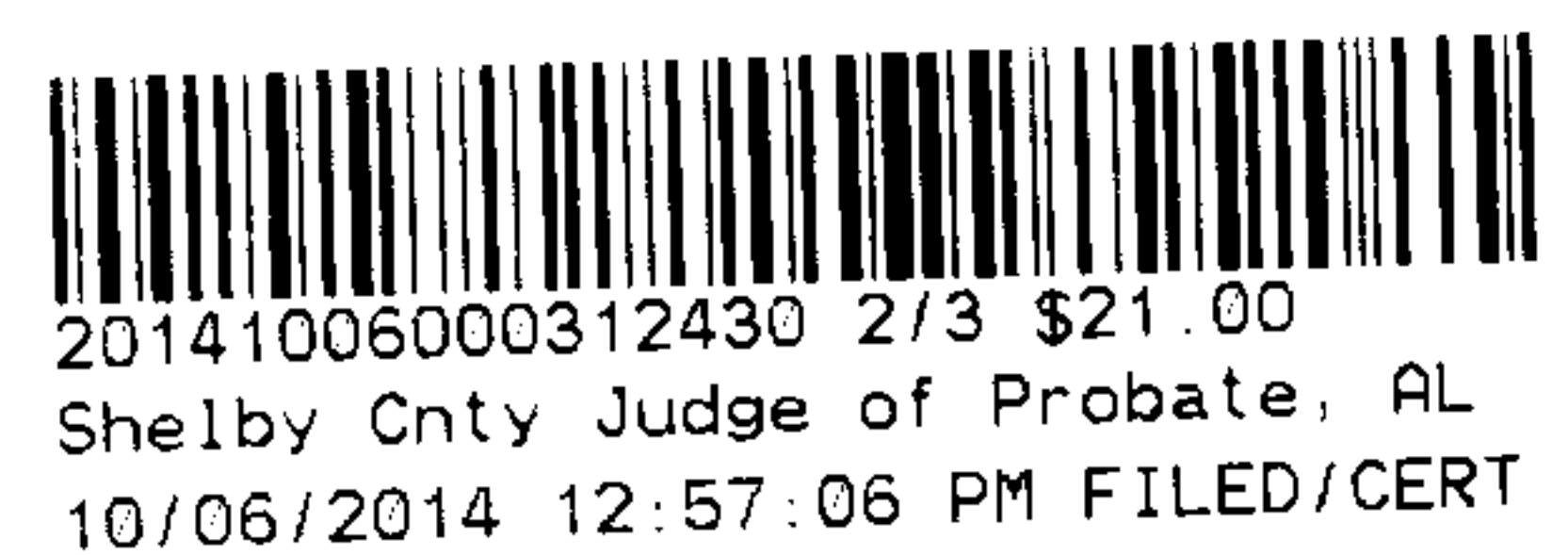
**PARCEL 2:**

Lot 10, Block 4, of Pine Hill Subdivision, as recorded in Map Book 4, Page 45, in the Office of the Judge of Probate of Shelby County, Alabama.

**PARCEL 3:**

Begin at the Southeast corner of Lot 7, Block 3, of Pine Hill Subdivision, as recorded in Map Book 4, Page 45, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the point of beginning; thence North 00 degrees 07 minutes 43 seconds East a distance of 200.07 feet; thence South 89 degrees 55 minutes 34 seconds East a distance of 103.60 feet; thence South 89 degrees 56 minutes 54 seconds East a distance of 150.00 feet; thence South 89 degrees 56 minutes 13 seconds East a distance of 465.14 feet; thence South 23 degrees 15 minutes East a distance of 261.02 feet; thence North 89 degrees 16 minutes 06 seconds West a distance of 821.87 feet; thence North 00 degrees 51 minutes 27 seconds West a distance of 30.04 feet to the point of beginning.

All being situated in Shelby County, Alabama





## Real Estate Sales Validation Form

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

Grantor's Name Dan Newton  
Kerrie Newton  
Mailing Address 168 Dixie Lane  
Vincent, AL 35178  
Property Address 168 Dixie Lane  
Vincent, AL 35178

Grantee's Name Toy A. Henderson  
Mailing Address 168 Dixie Lane  
Vincent AL 35178  
Date of Sale October 01, 2014  
Total Purchase Price \$180,000.00  
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

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 October 01, 2014

Print M. Lee T. Henderson  
Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

AL  
(verified by)



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Form RT-1