

STATE OF ALABAMA

COUNTY OF SHELBY

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**WARRANTY DEED**

20141008000315840 1/4 \$77.00  
Shelby Cnty Judge of Probate: AL  
10/08/2014 08:16:03 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Fifty Four Thousand (\$54,000.00) Dollars and other good and valuable consideration to the undersigned, Keith Meadors and wife Ruth Meadors, herein referred to as Grantors, in hand paid by Sampsell Rentals, LLC, herein referred to as Grantee, the receipt of which is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD unto the said Grantee, its heirs and assigns forever; it being the intention of the parties to this conveyance that the interest in fee simple shall pass to the heirs and assigns of the Grantee herein.

And the Grantors do for themselves and for their heirs, executors, and administrators covenant with the said Grantee, its heirs and assigns, that they are lawfully seized in fee simple of said premises; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, its heirs and assigns forever against the lawful claims of all persons except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the undersigned Grantors have hereunto set their hand and seal this the 24 day of Sept, 2014.

  
\_\_\_\_\_  
Keith Meadors

  
\_\_\_\_\_  
Ruth Meadors

STATE OF ALABAMA,  
SHELBY COUNTY.

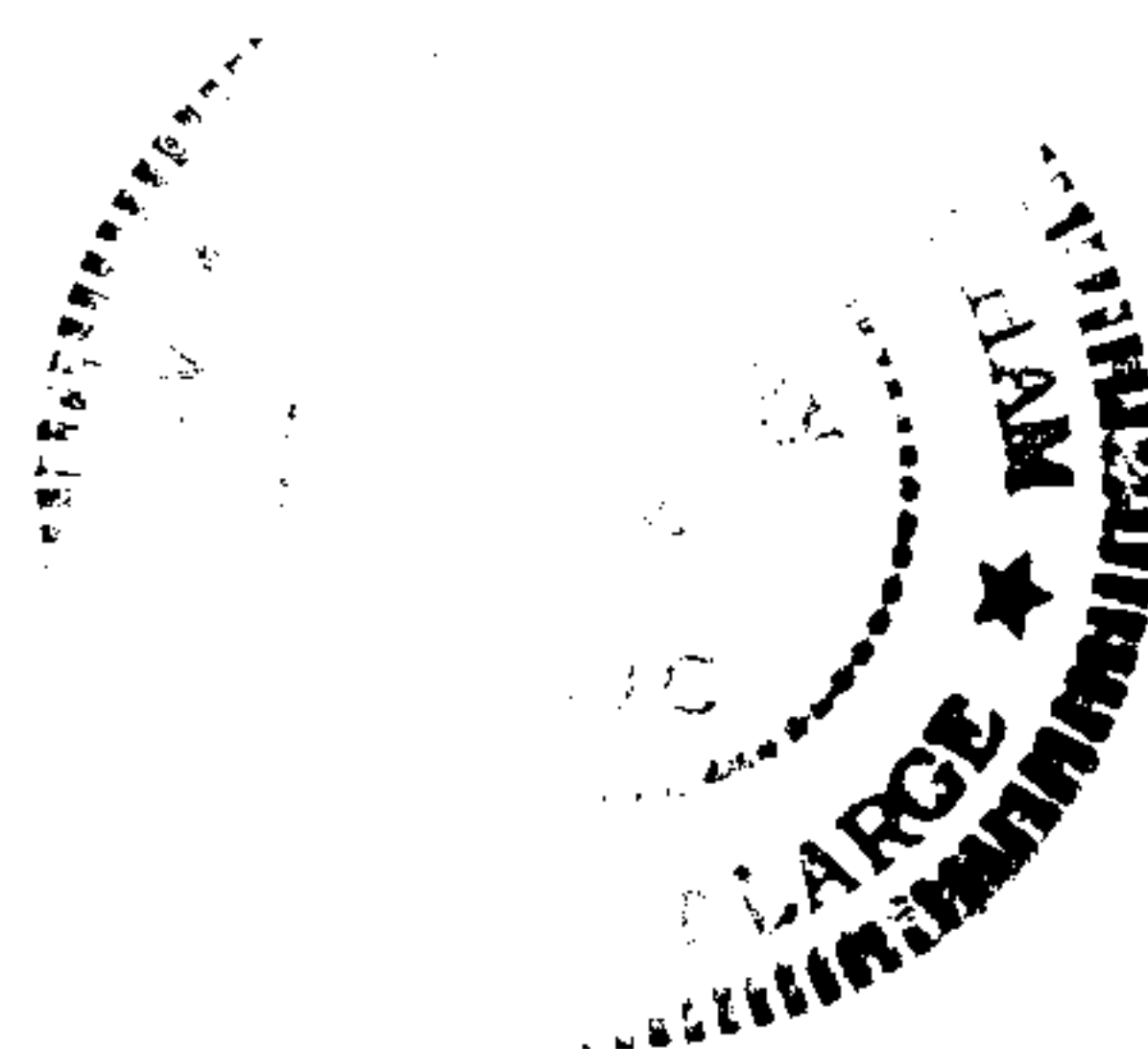
I, the undersigned authority, in and for said County, in said State, hereby certify that, Keith Meadors and wife Ruth Meadors, whose name are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of Sept, 2014.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: 9/28/14

*This document prepared by:*  
Gregory S. Graham, P.C.  
File #C214-0917  
P. O. Drawer 307  
Childersburg, AL 35044



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## EXHIBIT "A"

A parcel of land located in the NE 1/4 of the SW 1/4 of Section 36, Township 18 South, Range 1 East, Shelby County, Alabama, being described as follows: Commence at the Northwest corner of the NE 1/4 of the SW 1/4 of Section 36, Township 18 South, Range 1 East, thence run East along the North line of the NE 1/4 of the SW 1/4 for a distance of 334.31 feet; thence turn an angle to the right of 84 degrees, 17 minutes, 51 seconds and run South for a distance of 1010.62 feet to the point of beginning; from the point of beginning thus obtained continue along the last described course for a distance of 290.40 feet; thence turn an angle to the left of 89 degrees, 14 minutes, 35 seconds and run East for a distance of 150.0 feet; thence turn an angle to the left of 90 degrees, 45 minutes, 25 seconds and run North for a distance of 290.40 feet; thence turn an angle to the left of 89 degrees, 14 minutes, 35 seconds and run West for a distance of 150.00 feet to the point of beginning. Situated in Shelby County, Alabama.

ALTA Commitment

**Stewart Title Guaranty Company**

  
20141008000315840 3/4 \$77.00  
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TS-1402242

# Real Estate Sales Validation Form

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

Grantor's Name Keith Meador  
Mailing Address 5 Broadwood Cir  
Childersburg, AL 35114

Grantee's Name Sampell Realty, LLC  
Mailing Address 108 Co. Rd. Major Drive  
Waynesburg, AL 35147

Property Address 457 Merry Hill Rd  
Jennett, AL 35147

Date of Sale 9-29-14

Total Purchase Price \$ 54,000

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

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 9/29/14

Print Gregory S. Gorden

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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