



20141008000317810 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
10/08/2014 03:52:54 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

Richard C. Shuleva, Attorney
2450 Valleydale Road
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

Clay Neal Wallace
6585 Hwy 13
Helena, Alabama 35080

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) and pursuant to the orders of the Probate Court of Shelby County, Alabama, to the undersigned grantor, (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, LeeAnn Smith and Clay Wallace, as Co-Representatives of the estate of William Reilly Wallace (herein referred to as grantor, whether one or more), bargain, sell and convey unto Clay Neal Wallace (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

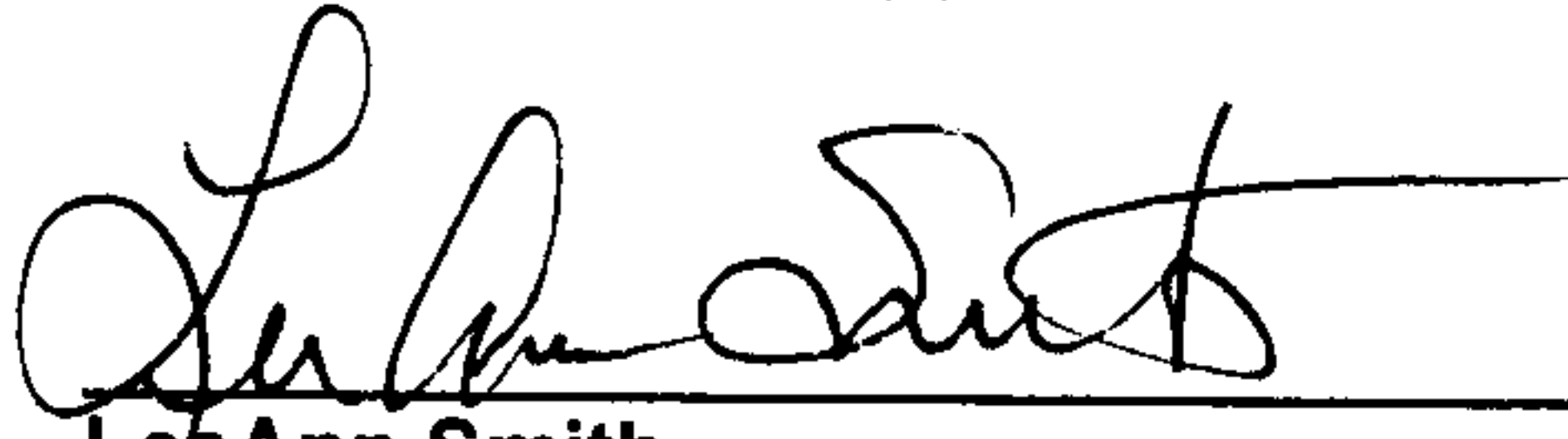
See Attached Exhibit "A" for Legal Description.

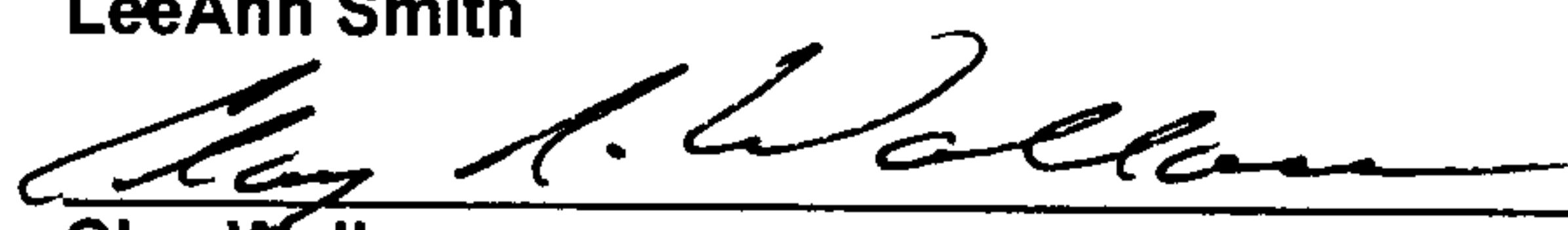
Subject to taxes for 2014 and subsequent years, easements, restrictions, rights of way and permits of record.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or 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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal this 6th day of October, 2014.



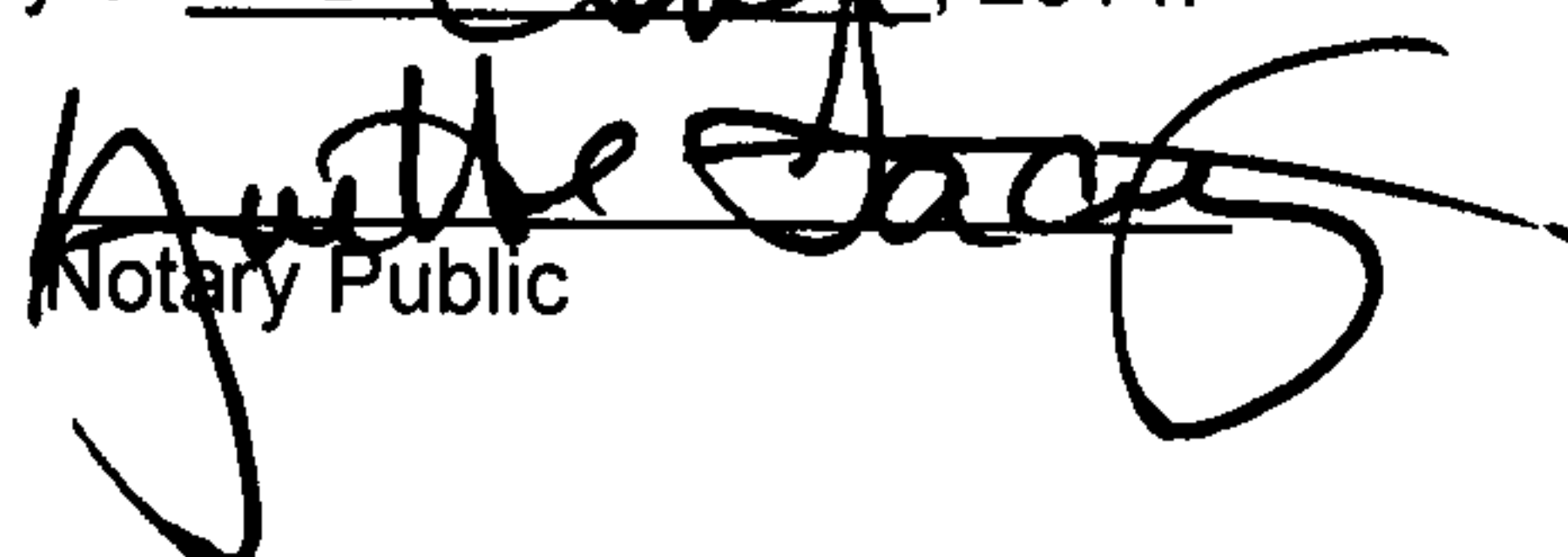
LeeAnn Smith


Clay Wallace

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **LeeAnn Smith and Clay Wallace**, whose names are signed to the foregoing conveyance, and who are known to me, 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 6th day of October, 2014.
10/26/15
My Commission Expires



Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southwest corner of the SW 1/4 of the SW 1/4 of Section 26, Township 20 South, Range 4 West, Shelby County, Alabama and run thence North 00 deg. 00 min. 00 sec. East along the West line of said 1/4 - 1/4 a distance of 472.49 feet to a found rebar corner and the point of beginning of the property, Parcel 1, being described; thence run North 89 deg. 45 min. 52 sec. East a distance of 472.64 feet to a found rebar corner; thence run South 00 deg. 00 min. 52 sec. West a distance of 379.78 feet to a found rebar corner on the Northerly margin of Shelby County Highway No. 13 in a curve to the left having a central angle of 09 deg. 21 min. 10 sec. and a radius of 2,825.00 feet; thence run Northeasterly along the arc of said right of way curve an arc distance of 461.14 feet to a found rebar corner; thence run North 34 deg. 58 min. 52 sec. West a distance of 213.12 feet to a found rebar corner and the point of beginning of the property, Parcel 2, being described; thence run North 52 deg. 57 min. 34 sec. East a distance of 212.68 feet to a found rebar corner; thence run South 33 deg. 57 min. 23 sec. East a distance of 211.45' to a found rebar corner of the Northerly margin of Shelby County Highway No. 13 in a curve to the left having a central angle of 02 deg. 39 min. 36 sec. and a radius of 2,825.0 feet; thence run Northeasterly along the arc of said curve an arc distance of 131.15 feet to a found rebar corner; thence run North 38 deg. 05 min. 00 sec. West a distance of 196.37 feet to a found rebar corner; thence run North 67 deg. 04 min. 00 sec. East a distance of 314.50 feet to a found rebar corner on the east line of said 1/4-1/4 section; thence run North 00 deg. 01 min. 10 sec. East a distance of 156.06 feet to a found rebar corner; thence run North 89 deg. 39 min. 45 sec. West a distance of 552.66 feet to a set rebar corner; thence run South 00 deg. 20 min. 04 sec. West a distance of 475.19 feet to the point of beginning, containing 4.30 acres, more or less.



20141008000317810 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
10/08/2014 03:52:54 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

William Reilly Wallace
6585 Hwy 13
Helena, AL
35080

Grantee's Name
Mailing Address

Clay Neal Wallace
6585 Hwy 13
Helena, AL
35080

Property Address

6585 Hwy 13
Helena, AL
35080
(Adjacent to)

Date of Sale

October 14, 2014

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 24,730

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 a

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

10/8/14

Print

[Signature]

Sign

X Unattested Karen Melsen
(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1