

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
~~Myra Nell Hardy~~ Tony Mead
22 Grace Dr
Harpersville AL 35078

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWENTY THOUSAND EIGHT HUNDRED DOLLARS and NO/00 (\$20,800.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Mary Nell Mead, a single woman, Tony Mead, a single man, Mike Mead, a married man and Myra Nell Hardy, a single woman* (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Tony Mead** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2014.
2. Easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the homestead of the Grantors.

Grantors herein are all the surviving heirs at law of Donald R. Mead, deceased, having died on or about 5-25-2014.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of October, 2014.

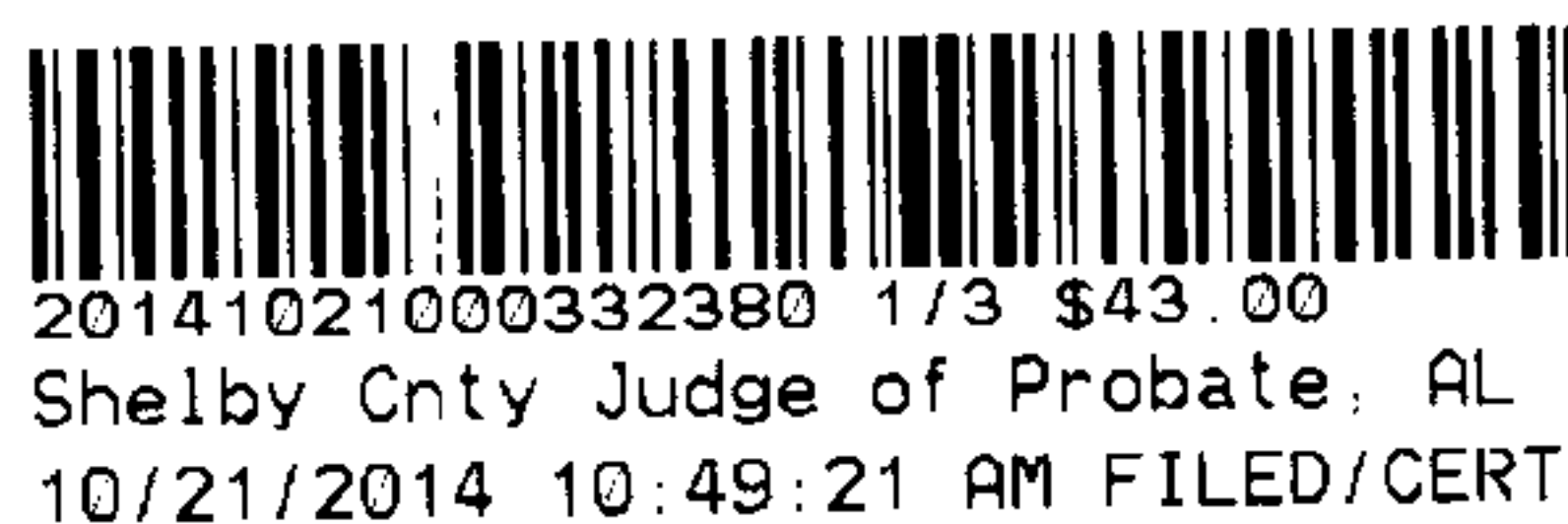
Mary Nell Mead
Mary Nell Mead

Mike Mead
Mike Mead

Tony Mead
Tony Mead

Myra Nell Hardy
Myra Nell Hardy

STATE OF ALABAMA)
COUNTY OF SHELBY)



Shelby County, AL 10/21/2014
State of Alabama
Deed Tax: \$21.00

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Mary Nell Mead, Tony Mead, Mike Nead and Myra Nell Hardy**, whose names are signed to the foregoing conveyance, and who is 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 15th day of October, 2014.



April Clark
Notary Public
My Commission Expires: 1-9-2017

EXHIBIT A
LEGAL DESCRIPTION

Lots 2 & 3, according to the survey of Mead Family Subdivision, recorded in Map Book 44, Page 62, Judge of Probate, Shelby County, Alabama.


20141021000332380 2/3 \$43.00
Shelby Cnty Judge of Probate, AL
10/21/2014 10:49:21 AM 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 Mary Nell Mead
Mailing Address 22 Grace Dr
Harpersville AL 35078
Property Address 29 Grace Dr
Harpersville

Grantee's Name Mike Mead
Mailing Address 29 Grace Dr
Harpersville AL 35078
Date of Sale 10-10-2014
Total Purchase Price _____
or
Actual Value _____
or
Assessor's Market Value 1/4 tax value \$10,400.00

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 1/4 tax value

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 _____

Print Mike T. Atchison

Unattested _____

Sign Mike T. Atchison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20141021000332380 3/3 \$43.00
Shelby Cnty Judge of Probate, AL
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Form RT-1