



20141027000338780 1/3 \$34.50  
Shelby Cnty Judge of Probate, AL  
10/27/2014 01:03:20 PM FILED/CERT

Prepared by:  
JUL ANN McLEOD, Esq.  
1957 Hoover Court, Suite 306  
Birmingham, AL 35226

Send Tax Notice to:  
Brian P. Wright  
1084 Dunnivant Valley Road  
Birmingham, AL 35242

STATE OF ALABAMA )  
COUNTY OF SHELBY )

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS (\$270,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **JO ANN COCHRAN nka JO ANN COCHRAN BATIZY and ZSOLT G. BATIZY, wife and husband** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **BRIAN P. WRIGHT** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations, if any, of record.

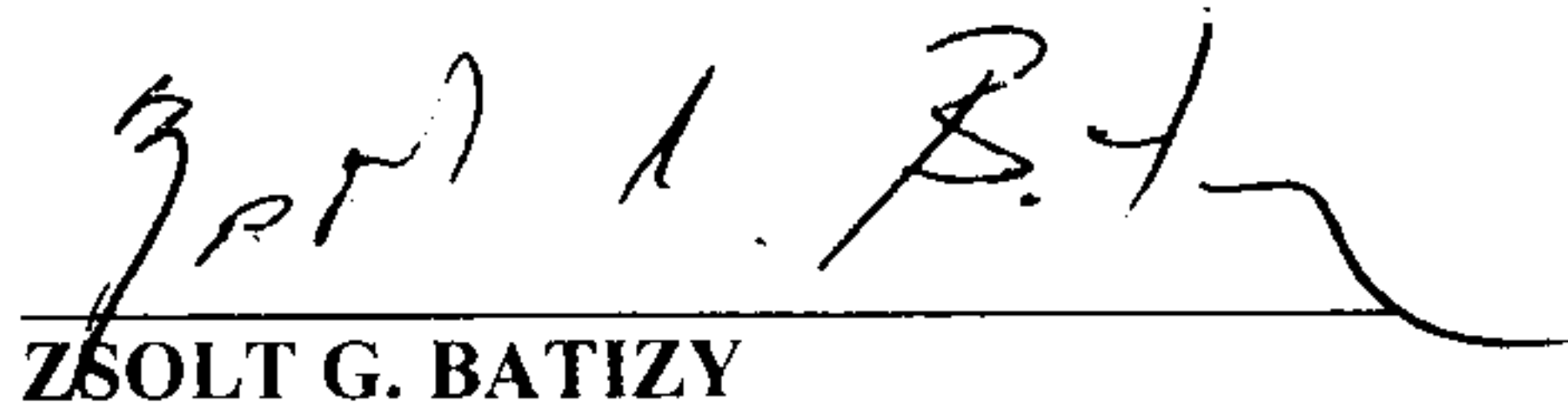
\$256,500.00 of the above-recited consideration is being paid with a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, his heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantee, and with his heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and his heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 24<sup>th</sup> day of October, 2014.

  
JO ANN COCHRAN BATIZY

  
ZSOLT G. BATIZY

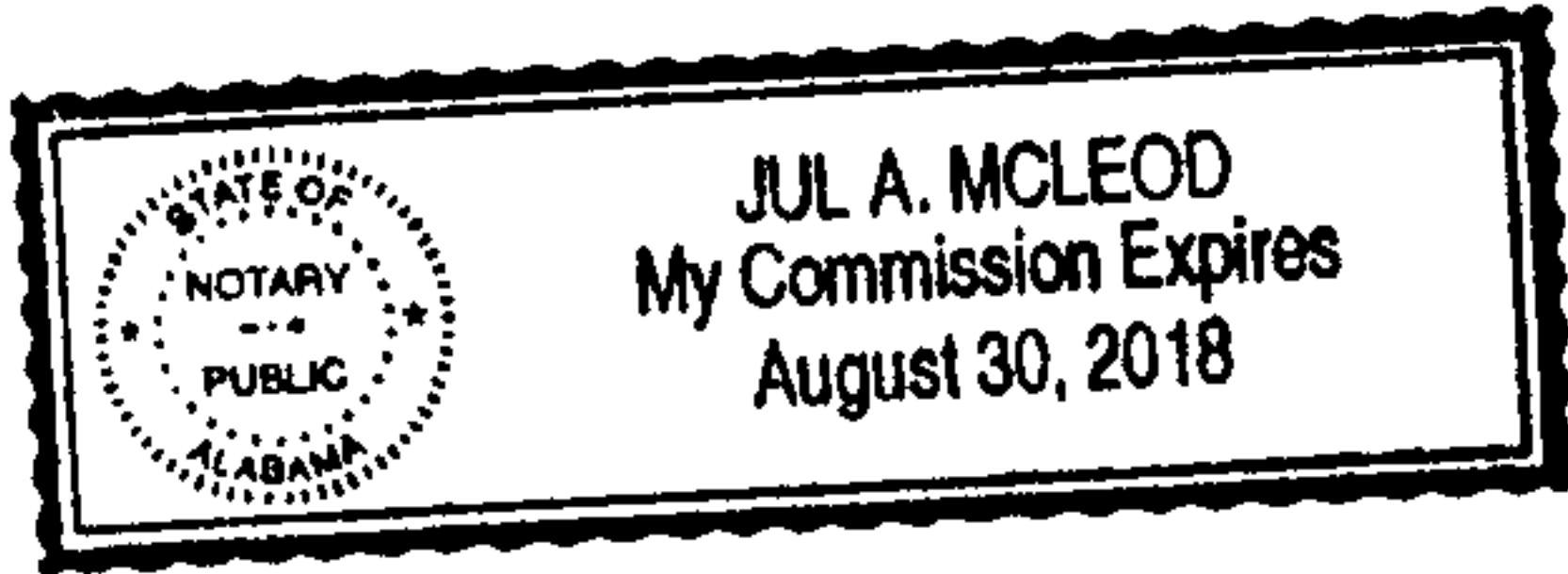
Shelby County, AL 10/27/2014  
State of Alabama  
Deed Tax: \$13.50

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **JO ANN COCHRAN BATIZY and ZSOLT G. BATIZY**, 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 instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24th day of October, 2014.

  
NOTARY PUBLIC  
My commission expires:





## Exhibit A, Legal Description

20141027000338780 2/3 \$34.50  
Shelby Cnty Judge of Probate, AL  
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### PARCEL ONE:

Commence at the NW corner of the NE 1/4 of the SW 1/4 of Section 16, Township 19 South, Range 1 West; thence run East along the North line of said 1/4-1/4 Section a distance of 311.15 feet to the center line of the Old Dunnivant Dirt Road; thence turn an angle of 129 deg. 52 min. to the right and run along the center line of Old Dunnivant Dirt Road a distance of 124.23 feet; thence turn an angle of 10 deg. 40 min. to the left and continue along the center line of said dirt road a distance of 86.50 feet to the point of beginning; thence continue in the same direction along the center line of said dirt road a distance of 166.00 feet; thence turn an angle of 23 deg. 09 min. to the left and continue along the center line of said dirt road a distance of 76.90 feet; thence turn an angle of 8 deg. 49 min. to the left and continue along the center line of said road a distance of 218.44 feet to a point on the NW right of way line of Shelby County Highway No. 41; thence turn an angle of 128 deg. 12 min. 34 sec. to the left to the Tangent of a right of way curve and run along said curve (whose Delta Angle is 6 deg. 28 min. 46 sec. to the left, Radius is 3,041.50 feet, Tangent is 172.16 feet, Length of Arc is 343.96 feet) to a point on the curve; thence turn an angle of 82 deg. 34 min. 19 sec. to the left from Tangent and run a distance of 260.96 feet to the point of beginning. Situated in the Northeast 1/4 of the SW 1/4 of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama.

### PARCEL TWO:

A parcel of land situated in Section 16, Township 19 South, Range 1 West, in Shelby County, Alabama, and more particularly described as follows: Begin at the point 95 feet NE of the intersection of the West line of the NE 1/4 of the SW 1/4 of said section and the northern right of way of County Road 41; thence northerly 297.28 feet; thence easterly 34.09 feet; thence southwesterly 53.6 feet; thence southeasterly 218.44 feet; thence southwesterly 39.42 feet to the point of beginning, being situated in Shelby County, Alabama.

### PARCEL THREE:

Part of the NE 1/4 of the SW 1/4 of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: From the NW corner of said NE 1/4 of SW 1/4 run in an easterly direction along the north line of said 1/4-1/4 section for a distance of 311.15 feet; thence turn an angle to the right of 129 deg. 52 min. and run in a southwesterly direction for a distance of 124.23 feet; thence turn an angle to the left of 10 deg. 40 min. and run in a southwesterly direction for a distance of 252.50 feet to an existing iron rebar being the point of beginning; thence turn an angle to the left of 23 deg. 09 min. and run in a southerly direction for a distance of 23.90 feet; thence turn an angle to the right of 85 deg. 54 min. 15 sec. and run in a westerly

direction for a distance of 34.09 feet; thence turn an angle to the right of 86 deg. 19 min, 29 sec. and run in a northerly direction for a distance of 12.0 feet; thence turn an angle to the right of 75 deg. 42 min. and run in a Northeasterly direction for a distance of 38.44 feet, more or less to the point of beginning 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 JO ANN COCHRAN BATIZY and  
ZSOLT G. BATIZY

Grantee's Name BRIAN P. WRIGHT

Mailing Address 1084 DUNNAVANT VALLEY ROAD  
BIRMINGHAM, AL 35242

Mailing Address 1084 DUNNAVANT VALLEY ROAD  
BIRMINGHAM, AL 35242

Property Address 1084 DUNNAVANT VALLEY ROAD  
BIRMINGHAM, AL 35242

Date of Sale October 24, 2014

Total Purchase Price \$270,000.00

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

  
20141027000338780 3/3 \$34.50  
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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 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).

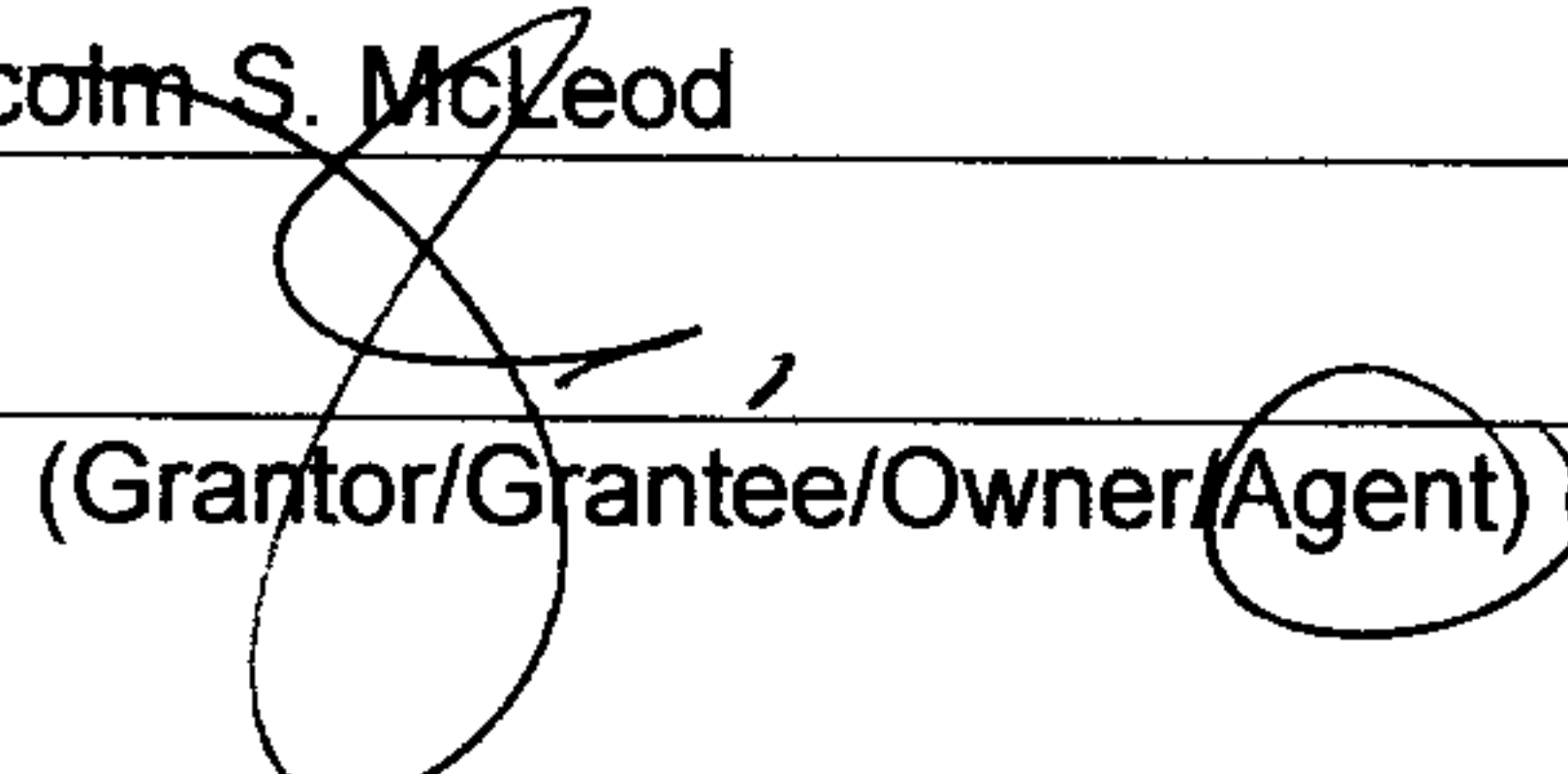
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date October 24, 2014

Print Malcolm S. McLeod

☐ Unattested

  
(verified by)

Sign   
(Grantor/Grantee/Owner/Agent) circle one

**My Commission Expires  
March 8th, 2018**