

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

*This Instrument was prepared by:*  
**Mike T. Atchison**  
**P O Box 822**  
**Columbiana, AL 35051**

*Send Tax Notice to:*  
**Zelalem Demissie**  
**90 Cenf. Rd 469**  
**Montevallo, AL 35115**

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA )**  
**COUNTY OF SHELBY )**

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration **SIXTY THOUSAND AND NO/00 DOLLARS (\$60,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Lila E. Palmer, a single woman (herein referred to as Grantor)** grant, bargain, sell and convey unto **Zelalem Demissie and wife, Tammy Demissie (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION**

**SUBJECT TO:**

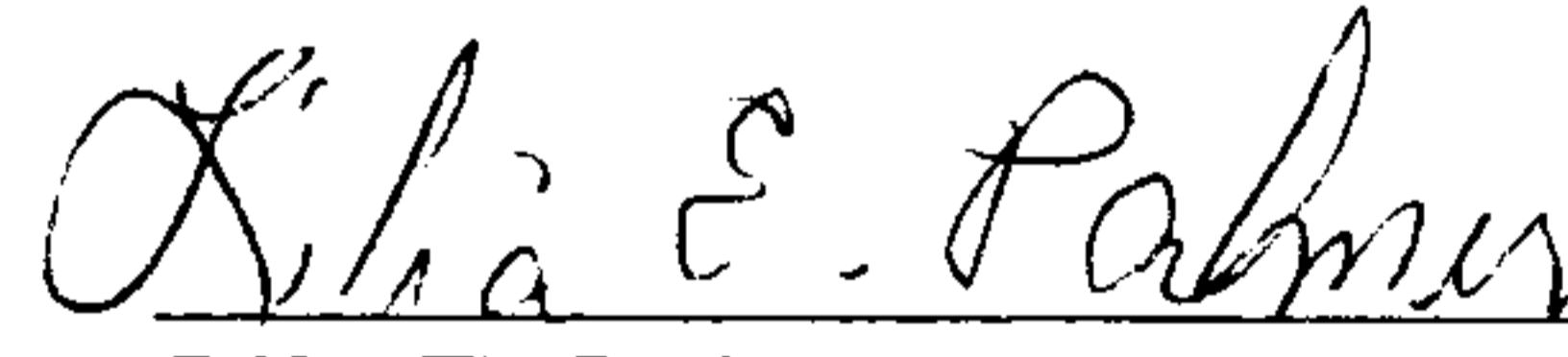
1. Ad valorem taxes due and payable October 1, 2014.
2. Easements, restrictions, rights of way, and permits of record.

Building and contents are being sold "AS-IS" condition.

**TO HAVE AND TO HOLD** Unto the said GRANTEEs as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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.

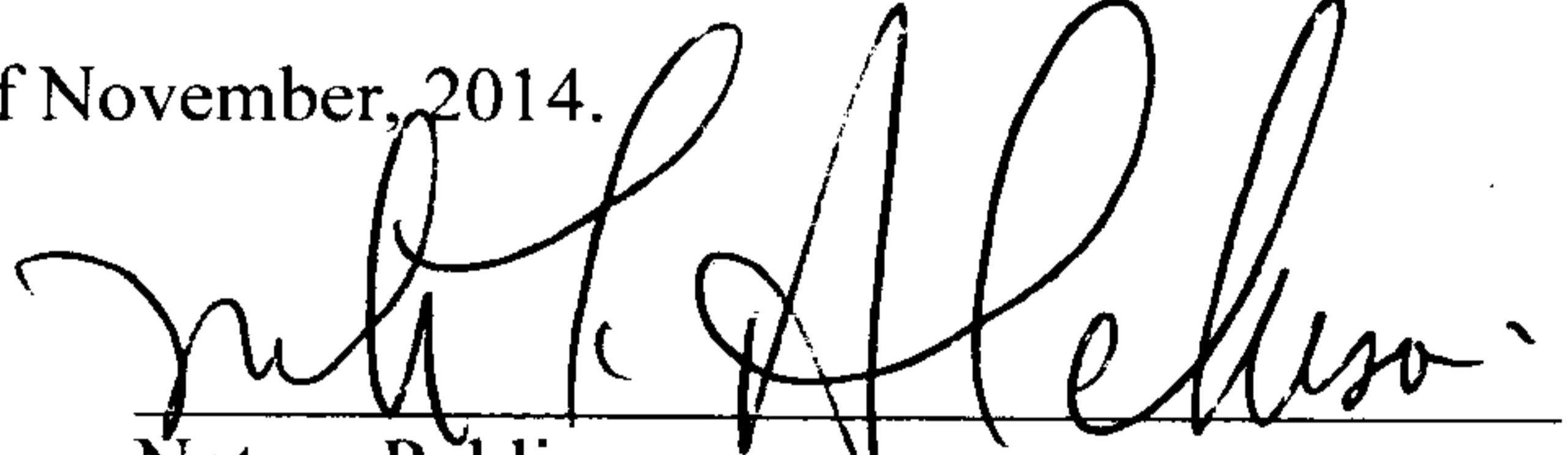
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 5th day of November, 2014.

  
**Lila E. Palmer**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Lila E. Palmer, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of November, 2014.

  
**Notary Public**  
My Commission Expires: 10/4/2016

20141105000350050 1/3 \$34.00  
Shelby Cnty Judge of Probate, AL  
11/05/2014 02:22:39 PM FILED/CERT

Shelby County, AL 11/05/2014  
State of Alabama  
Deed Tax:\$14.00

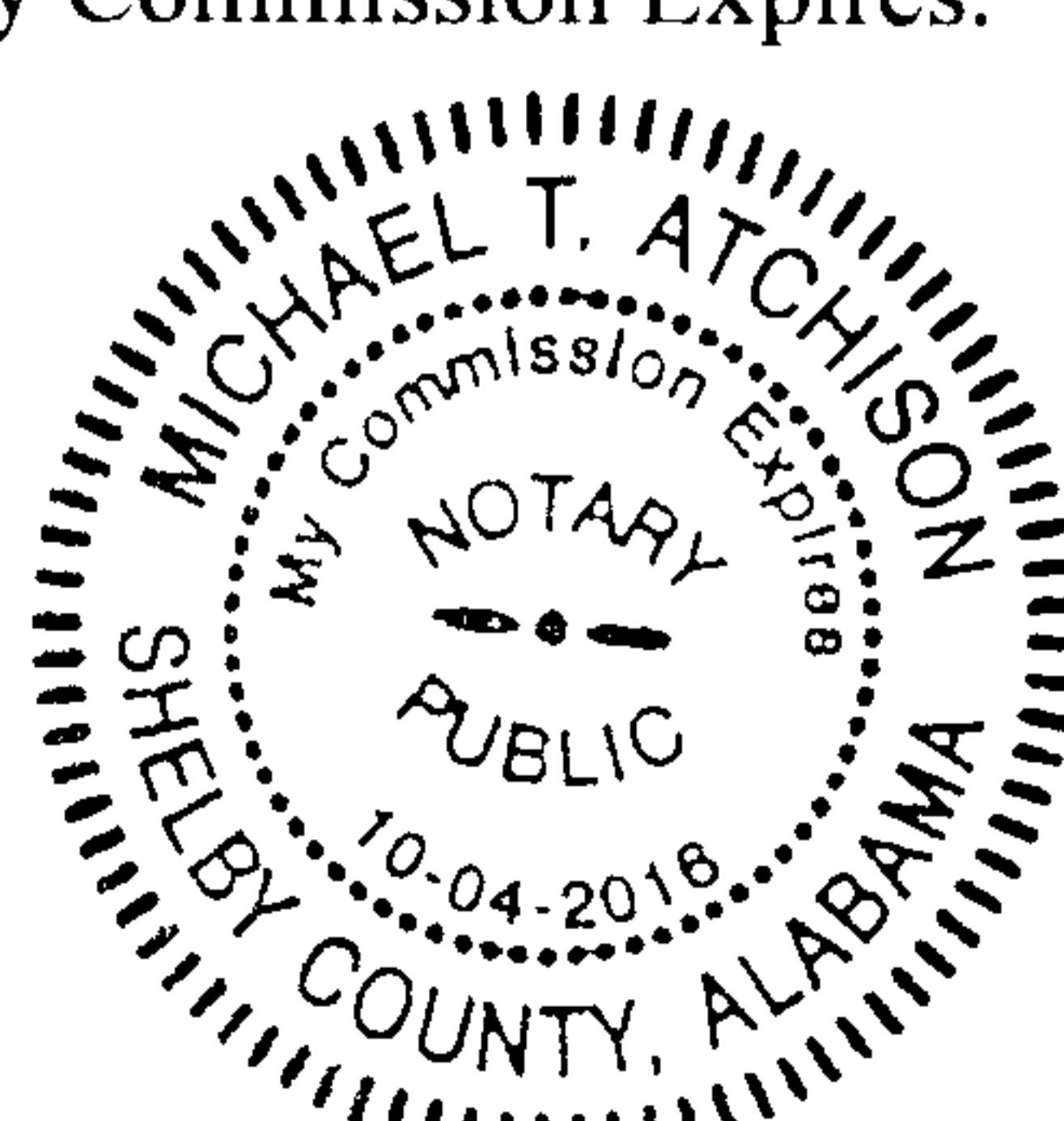


EXHIBIT A  
LEGAL DESCRIPTION

Commence at the intersection of the centerline of the L & N Railroad and the Southern Railroad Main Line in the Town of Calera, Alabama; thence run South along the centerline of the L & N Railroad main track a distance of 320.10 feet; thence turn an angle of 90 degrees 38 minutes to the right and run West a distance of 175.35 feet to the centerline of a concrete block wall and the point of beginning; thence turn an angle of 89 degrees 43 minutes to the left and run south through and in line with the centerline of said wall a distance of 150.00 feet to the south line of the north half of Block 6 of Dunstan's Map of the Town of Calera, Alabama; thence turn an angle of 89 degrees 43 minutes to the left and run East a distance of 24.50 feet; thence turn an angle of 90 degrees 17 minutes to the left and run North along and in line with the centerline of a concrete wall a distance of 150.00 feet to the north line of said Block 6; thence turn an angle of 90 degrees 17 minutes to the left and run West a distance of 24.50 feet to the point of beginning; being situated in Shelby County, Alabama.



20141105000350050 2/3 \$34.00  
Shelby Cnty Judge of Probate, AL  
11/05/2014 02:22:39 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

Lila E. Palme

Grantee's Name

Zelalem Fennissie

Mailing Address

P.O. Box 670 Calera AL 35040

Mailing Address

Shelby County Rd 969  
Montevallo AL 35115

Property Address

10864 Hwy 25- East  
Calera AL 35040

Date of Sale

11-5-14

Total Purchase Price

60 000<sup>00</sup>

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

Appraisal

Sales Contract

Other

Closing Statement

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 11-5-14

Print Mike T. Fletcher

Unattested

Sign M.L. Fletcher

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

