

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
McDonald Strong
489 Highway 74
Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SIXTEEN THOUSAND SEVEN HUNDRED AND NO/00 DOLLARS (\$16,700.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Charlotte Moore Williams, a unmarried woman, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **McDonald Strong (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 2015 and subsequent years, easements, restrictions, rights of way and permits of record.

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 11th day of November, 2014.


Charlotte Moore Williams

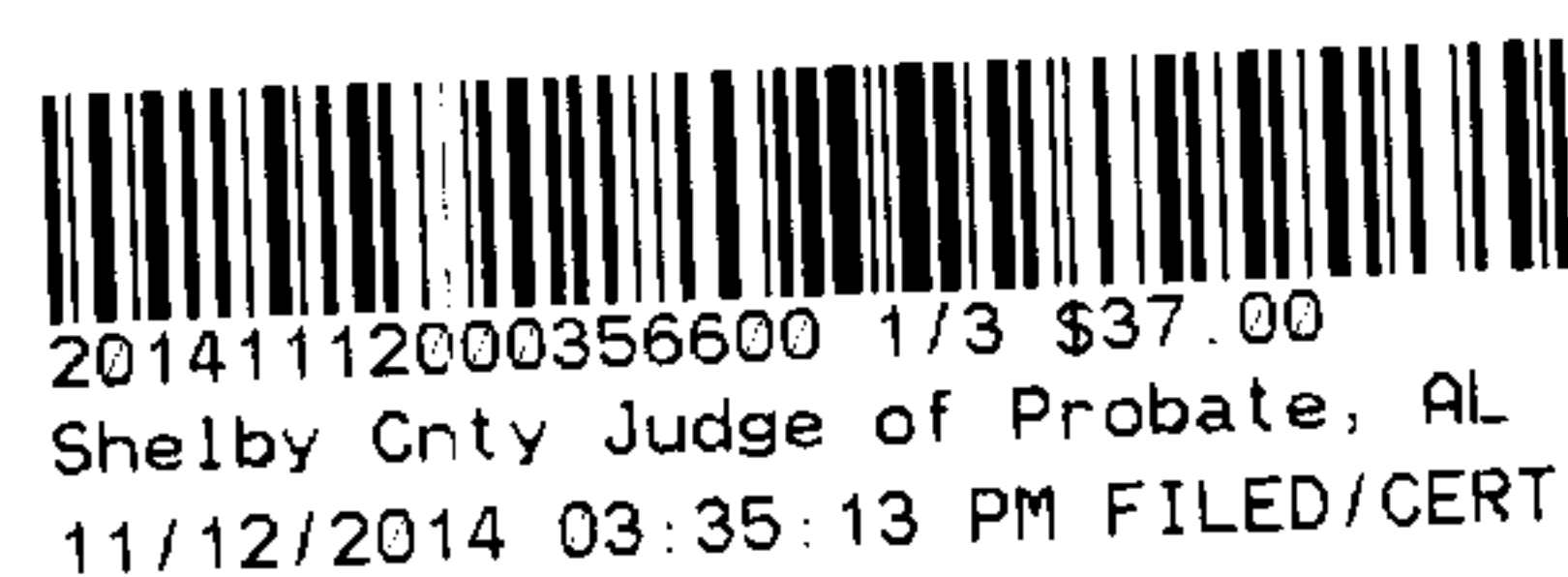
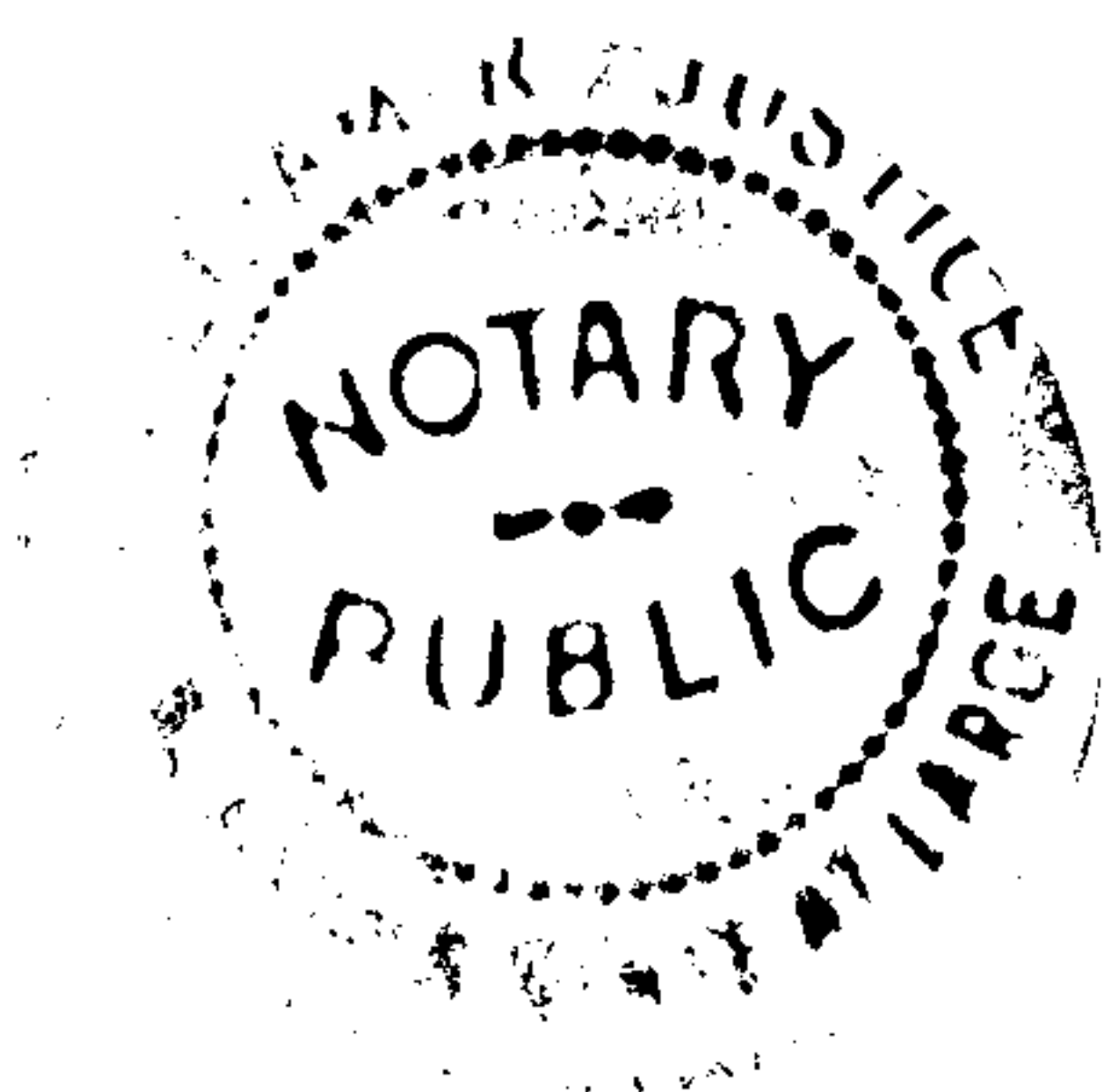
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Charlotte Moore Williams, 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 11th day of November, 2014.


Notary Public

My commission expires: 9/12/15



Shelby County, AL 11/12/2014
State of Alabama
Deed Tax: \$17.00

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Northeast corner of Section 19, Township 20 South, Range 1 West, Shelby County, Alabama and run South 31 degrees 59 minutes 58 seconds West for 1029.56 feet; thence run South 88 degrees 09 minutes 30 seconds West for 633.80 feet to the Point of beginning. From said P.O.B. run South 01 degrees 35 minutes 35 seconds East for 653.94 feet; thence run North 49 degrees 24 minutes 51 seconds West for 372.33 feet; thence run North 03 degrees 29 minutes 22 seconds West for 513.45 feet; thence run North 22 degrees 52 minutes 03 seconds East for 159.70 feet; thence run North 89 degrees 52 minutes 02 seconds East for 80.00 feet; thence run South 89 degrees 49 minutes 40 seconds East for 150.00 feet; thence run South 00 degrees 52 minutes 18 seconds East for 247.95 feet to the Point of Beginning.

Together with and subject to:

EASEMENT A:

Commence at the Northeast corner of Section 19, Township 20 South, Range 1 West, Shelby County, Alabama and run South 66 degrees 04 minutes 05 seconds West for 901.67 feet to the South margin of Blanton Street and the centerline and Point of Beginning of a proposed 30 foot Ingress and Egress and Utility Easement. From said P.O.B. run along said centerline of said easement the following calls: South 55 degrees 43 minutes 51 seconds West for 190.28 feet; South 34 degrees 04 minutes 04 seconds West for 202.37 feet; South 65 degrees 52 minutes, 06 seconds West for 95.71 feet; North 88 degrees 04 minutes 28 seconds West for 180.48 feet and South 86 degrees 49 minutes 46 seconds West for 109.37 feet. Said easement being 15 feet left and 15 feet right of the above described centerline and for the purposes of Ingress, Egress and Utilities.

EASEMENT B:

Commence at the Northeast corner of Section 19, Township 20 South, Range 1 West, Shelby County, Alabama and run South 66 degrees 04 minutes 05 seconds West for 901.67 feet to the South margin of Blanton Street and the centerline of a proposed 30 foot Ingress and Egress and Utility Easement. Thence run along said centerline of said easement the following calls: South 55 degrees 43 minutes 51 seconds West for 190.28 feet; South 34 degrees 04 minutes 04 seconds West for 202.37 feet; South 65 degrees 52 minutes 06 seconds West for 95.71 feet; North 88 degrees 04 minutes 28 seconds West for 180.48 feet to the Point of Beginning of Easement B. Being a proposed 30 foot Ingress and Egress and Utility Easement. From said P.O.B. run South 50 degrees 57 minutes 11 seconds West for 124.52 feet. Said easement being 15 feet left and 15 feet right of the above described line and for the purpose if Ingress and Egress and Utilities.



20141112000356600 2/3 \$37.00
Shelby Cnty Judge of Probate, AL
11/12/2014 03:35:13 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

(Seller)

Grantor's Name Charlotte Moore Williams
Mailing Address 4049 Water Willow Lane
Hoover AL 35244

(Buyer)

Grantee's Name McDonald Strong
Mailing Address 489 Hwy 74
Chelsea, AL 35043

Property Address: Parcel ID 58-15-4-19-0-000-001.016
Chelsea, AL 35043
Shelby County, Alabama

Date of Sale 11/11/14

Total Purchase Price \$ 16,700.00
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 – SC Tax Assessor Records

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 11/11/14

* Sign Charlotte Moore Williams
(Grantor/Grantee/Owner/Agent) circle one
Print Charlotte Moore Williams

☐ Unattested

(Verified by) _____