


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR CURRENT SURVEY.

THIS INSTRUMENT WAS PREPARED BY:
MARGARET M. CASEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
DONNA PRATER and GLENDA PRATER
1705 HIGHWAY 77
COLUMBIANA, ALABAMA 35051

WARRANTY DEED


20141212000390510 1/6 \$107.00
Shelby Cnty Judge of Probate, AL
12/12/2014 09:38:50 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS (\$10.00) AND TO CLEAR TITLE, to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, SARAH GARRETT, a widow, JUDY RANEY, a married woman, GLENDA PRATER, an unmarried woman, DONNA PRATER, an unmarried woman, BILL PRATER, a married man, JERRY PRATER, a married man, and HARVEY PRATER, JR., a married man, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto DONNA PRATER and GLENDA PRATER, (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. Taxes for the year 2015, which are a lien but not yet due and payable until October 1, 2015.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

THE HEREINAFTER DESCRIBED PROPERTY DOES NOT CONSTITUTE A PART OF THE HOMESTEADS OF THE HEREINABOVE MARRIED GRANTORS AND THEIR SPOUSES.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this
3rd day of December, 2014.

Sarah Garrett (L.S.)
SARAH GARRETT

Judy Raney (L.S.)
JUDY RANEY

Glenda F Prater (L.S.)
GLENDA PRATER

Donna Prater (L.S.)
DONNA PRATER

Bill Prater (L.S.)
BILL PRATER

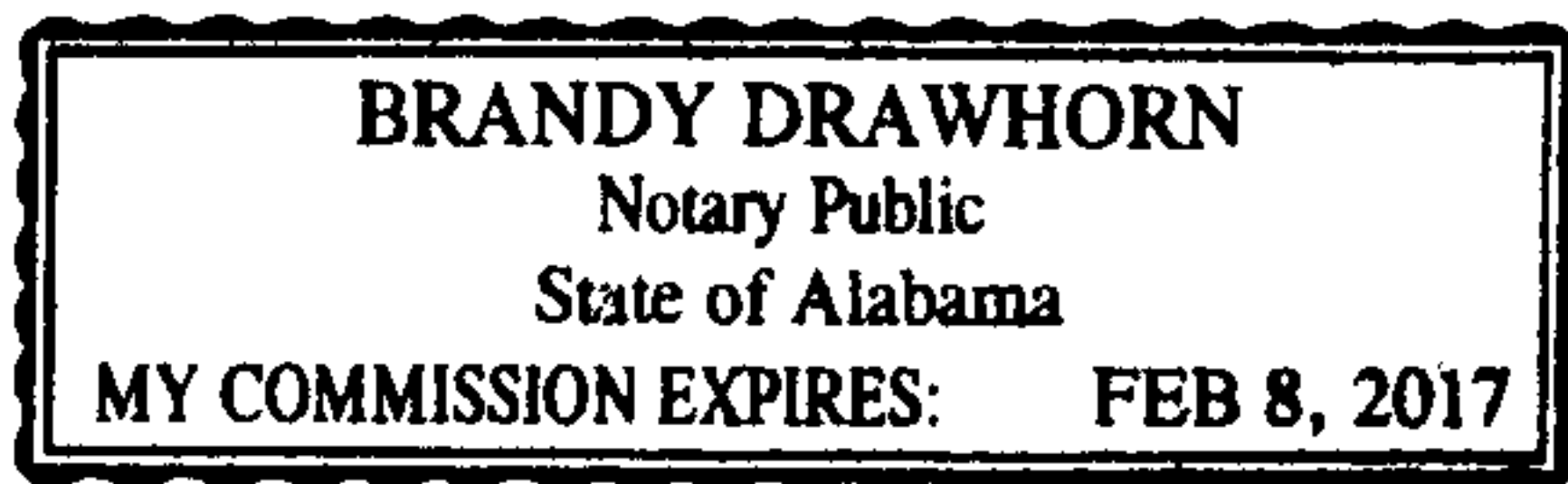
Jerry Prater (L.S.)
JERRY PRATER

H. Prater, Jr. (L.S.)
HARVEY PRATER, JR.

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SARAH GARRETT, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of November, 2014.



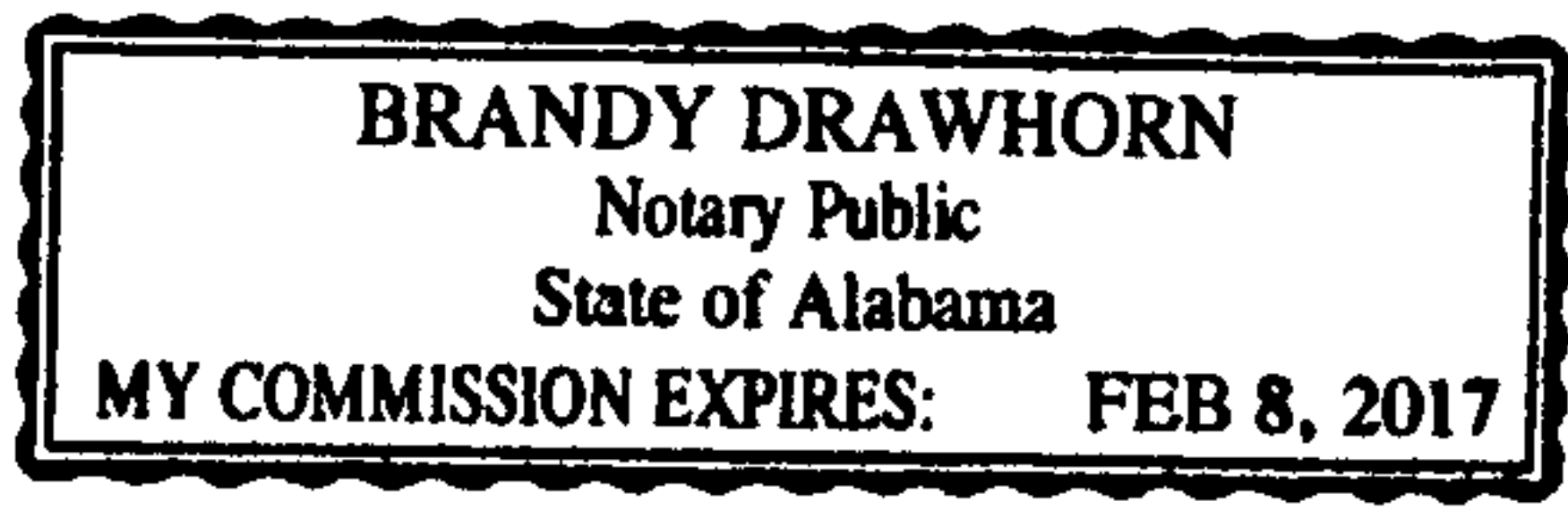
Brandy Drawhorn
Notary Public
My Commission Expires: 2/8/17

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JUDY RANEY, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of November, 2014.

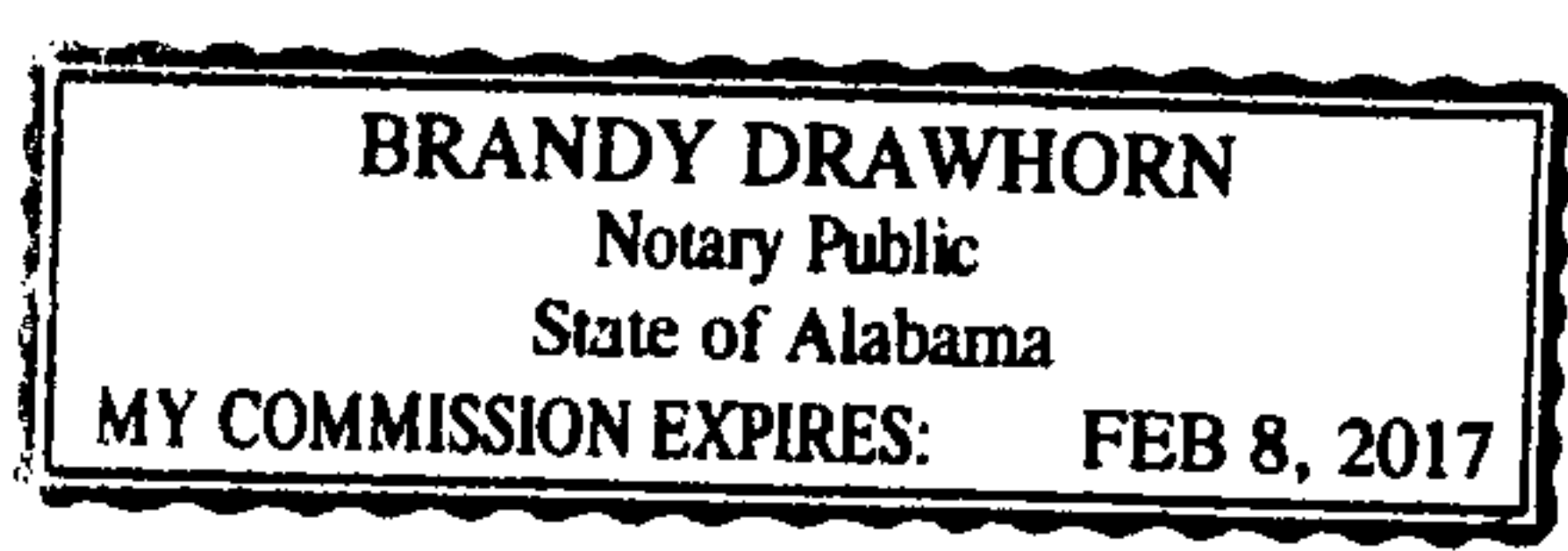


Brandy Drawhorn
Notary Public
My Commission Expires: 2/8/17

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GLENDA PRATER, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of November, 2014.

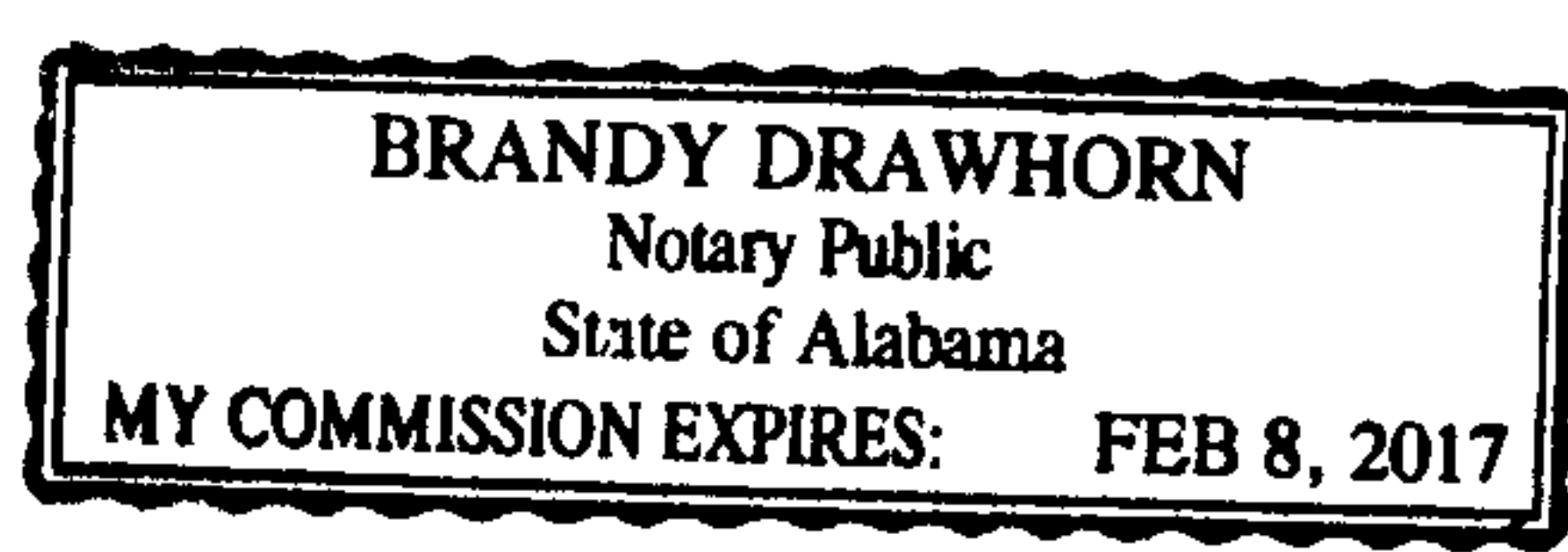


Brandy Drawhorn
Notary Public
My Commission Expires: 2/8/17

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DONNA PRATER, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of November, 2014.

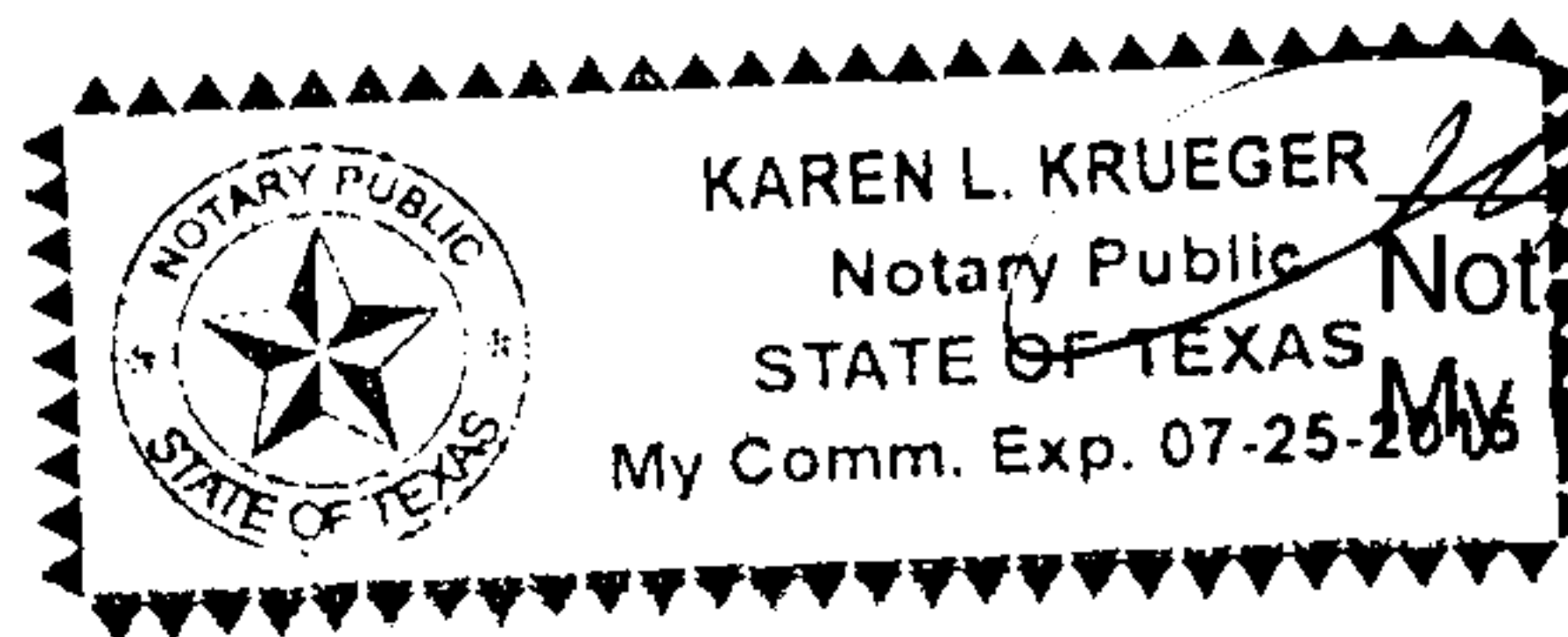


Brandy Drawhorn
Notary Public
My Commission Expires: 2/8/17

STATE OF Texas)
Beech COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BILL PRATER, 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 he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of December, 2014.



[Signature]
Notary Public
My Commission Expires: 7/25/15



20141212000390510 4/6 \$107.00
Shelby Cnty Judge of Probate, AL
12/12/2014 09:38:50 AM FILED/CERT

STATE OF Bay)
COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JERRY PRATER, 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 he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of December, 2014.



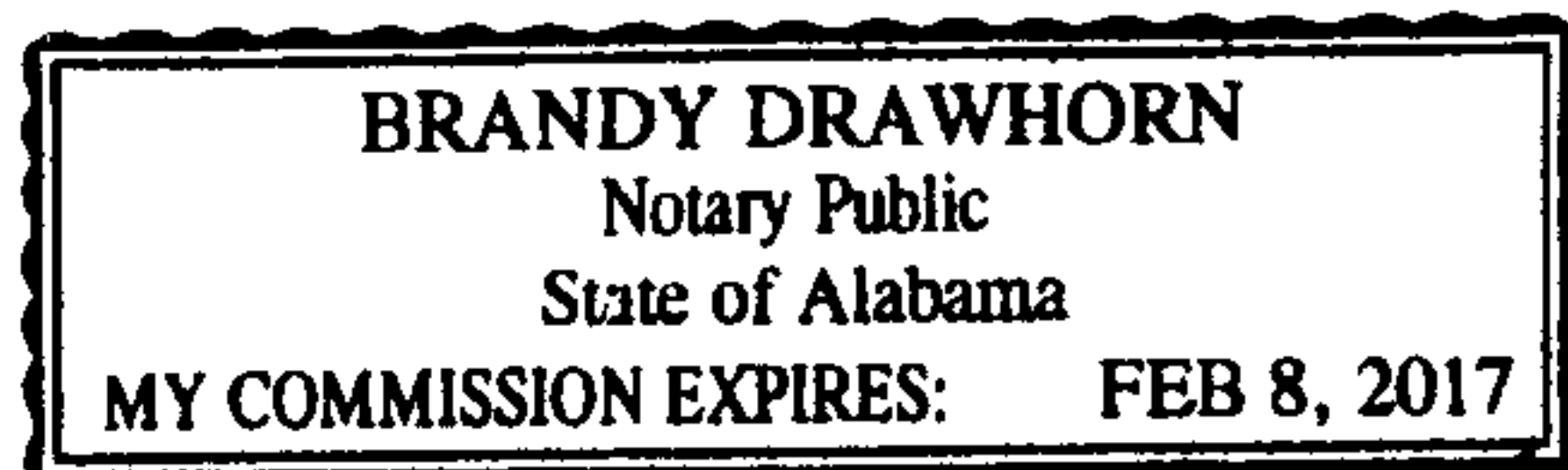
PATRICE SMART
MY COMMISSION # FF 162231
EXPIRES: January 20, 2019
Bonded Thru Budget Notary Services

[Signature]
Notary Public
My Commission Expires: FF 16 2231

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that HARVEY PRATER, JR., 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 he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of November, 2014.



Brandy Drawhorn
Notary Public
My Commission Expires: 2/8/17

EXHIBIT "A"



20141212000390510 5/6 \$107.00
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Commence at the Northeast corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 4, Township 22 South, Range 1 East; thence run South along the East line of Section 4 a distance of 323.74 feet to the South bank of Little Beeswax Creek and the point of beginning; thence continue South along said East line of Section 4 a distance of 282.25 feet to a point on the North R/W line of County Road No. 77; thence turn an angle of 57 deg. 42 min. to the right and run along said road R/W a distance of 200.00 feet; thence turn an angle of 117 deg. 59 min. 15 sec. to the right and run a distance of 549.38 feet to a point on the South Bank of Little Beeswax Creek; thence turn an angle of 131 deg. 20 min. 45 sec. to the right and run a distance of 263.52 feet to the point of beginning. Situated in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 4, Township 22 South, Range 1 East, Shelby County, Alabama.



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Grantor's Name:
SARAH GARRETT, et al
Mailing Address:
6696 BURCHFIELD LOOP
McCALLA, ALABAMA 35111

Property Address:
1705 Highway 77
Columbiana, AL 35051

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

Grantee's name:
DONNA PRATER and GLENDA PRATER
Mailing Address:
1705 HIGHWAY 77
COLUMBIANA, ALABAMA 35051

Date of Sale: _____, 2014

Total Purchase Price: \$

or

Actual Value

or

Assessor's Market Value \$72,550.00

1/3 value =\$24,183.33

☐ Front of Foreclosure Deed
☐ Appraisal
☒ Other TAX ASSESSOR