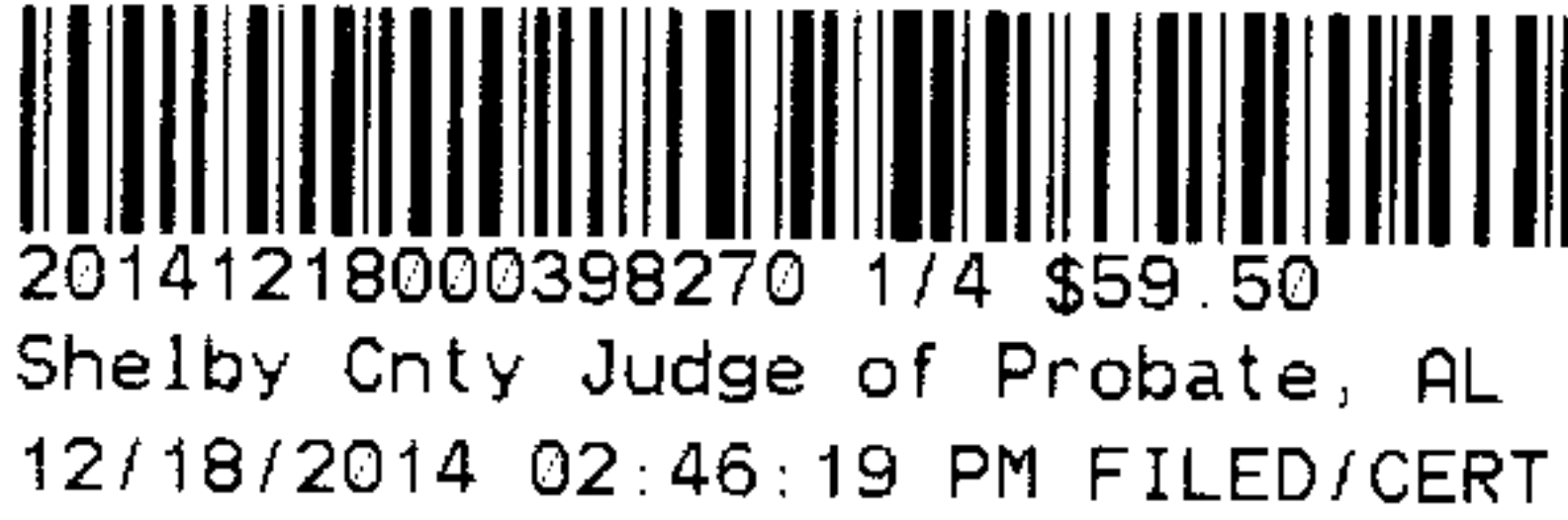


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:

Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051



Send Tax Notice to:

Joseph Patrick McCormick III
131 Mollard Pt. Drive
Prichard AL 35124

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THIRTY FOUR THOUSAND FIVE HUNDRED DOLLARS and NO/00 (\$34,500.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Janice M. Falkner, a single woman, Quincy Gibson, a single woman, Daniel Gibson, a married man and Amanda Gibson Whetzel, a married woman** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Joseph Patrick McCormick, III** (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.

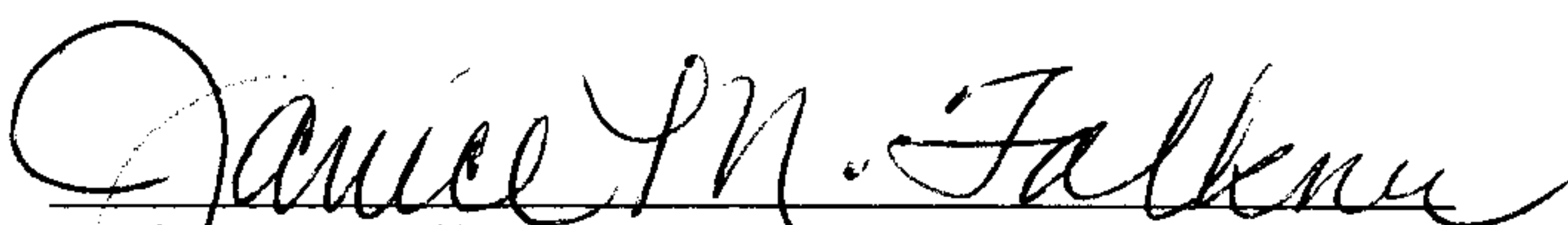
This property constitutes no part of the homestead of the Grantors.

Grantors and Grantee herein are all the surviving heirs at law of Joseph Patrick McCormick Sr. and wife, Frances Bryan McCormick.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

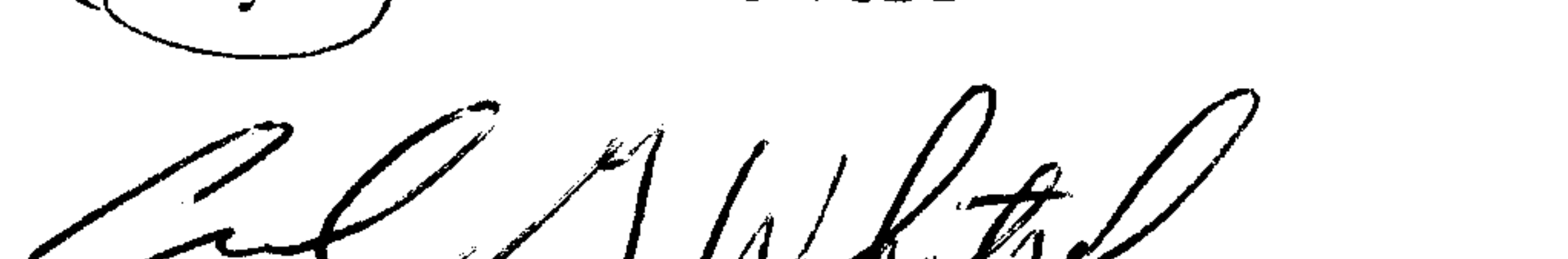
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have 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 December, 2014.


Janice M. Falkner


Quincy McCormick Gibson


Daniel Gibson



Amanda Gibson Whetzel

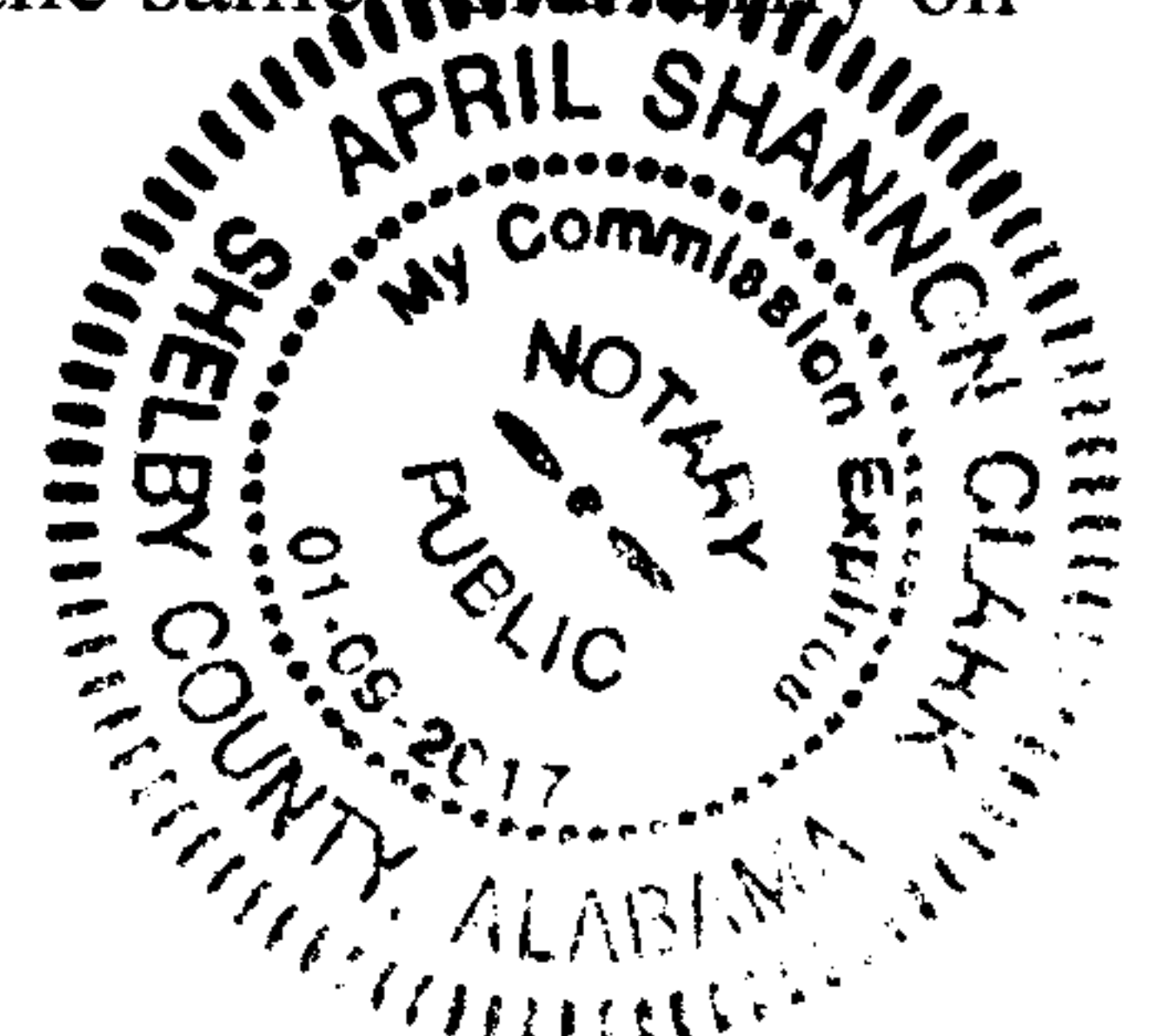
Shelby County, AL 12/18/2014
State of Alabama
Deed Tax: \$34.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Janice M. Falkner**, 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 18th day of November, 2014.


Notary Public
My Commission Expires: 1-9-2017

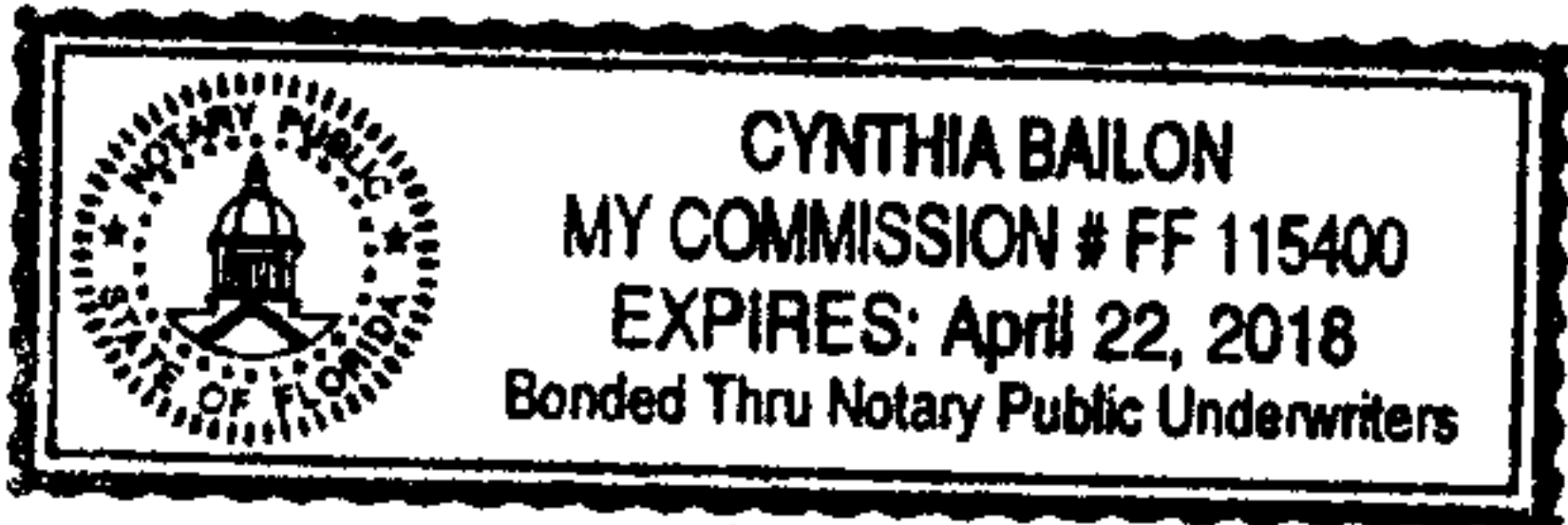


Florida
STATE OF ALABAMA)
COUNTY OF SHELBY)
Duval

20141218000398270 2/4 \$59.50
Shelby Cnty Judge of Probate, AL
12/18/2014 02:46:19 PM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Quincy Gibson**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of November, 2014.

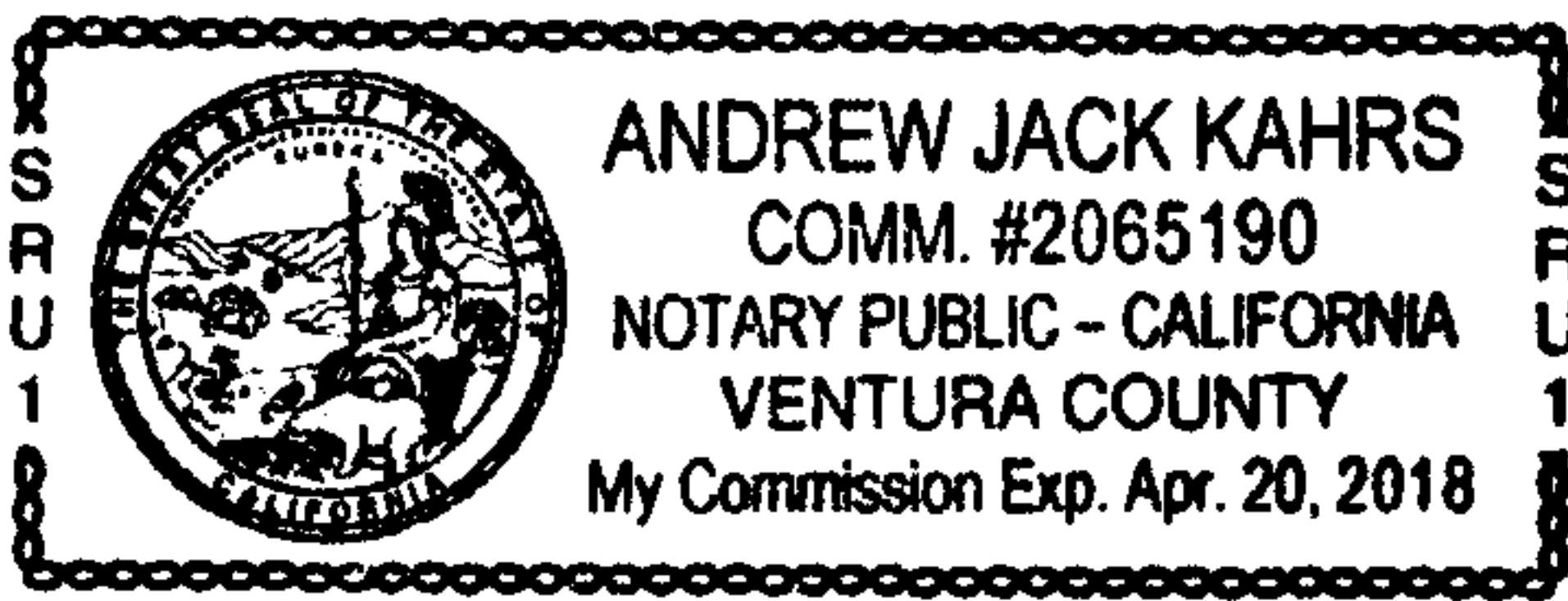


Cynthia Bailon
Notary Public
My Commission Expires: April 22, 2018

California
STATE OF ALABAMA)
COUNTY OF SHELBY)
Ventura

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Daniel Gibson**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of ~~November~~ ^{December}, 2014.

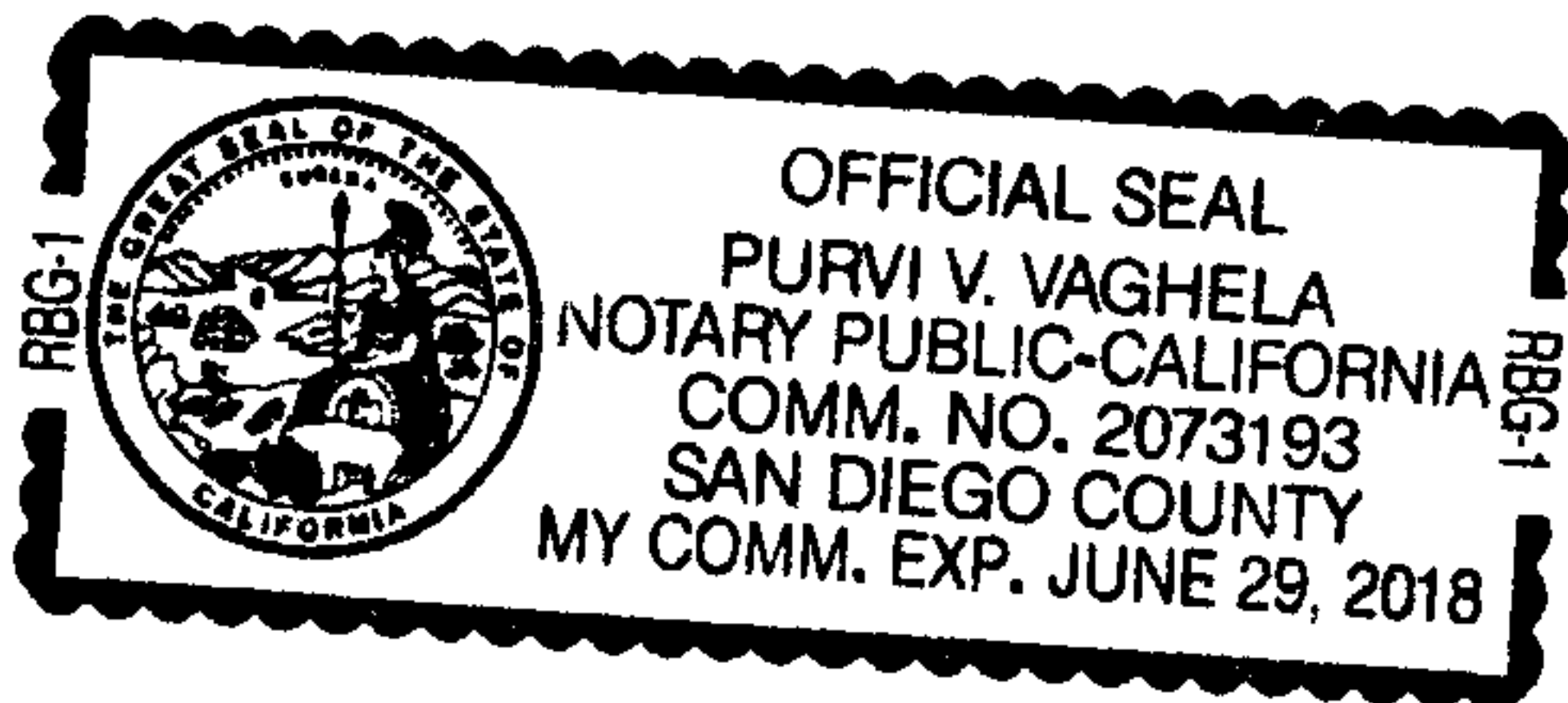


Andrew Jack Kahrs
Notary Public
My Commission Expires: April 20, 2018

California
STATE OF ALABAMA)
COUNTY OF SHELBY)
San Diego

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Amanda Gibson Whetzel**, 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 03 day of ~~November~~ ^{December}, 2014



Purvi V. Vaghela
Notary Public
My Commission Expires: June 29, 2018

20141218000398270 3/4 \$59.50
Shelby Cnty Judge of Probate: AL
12/18/2014 02:46:19 PM FILED/CERT

Legal Description

Shelby Property

TRACT #1: Begin at the Southwest corner of Fractional Section 23, Township 22 South, Range 1 East, Shelby County, Alabama; thence in a Northerly direction along the West boundary of said section 350.00 feet to the point of beginning; thence continue in a Northerly direction along said West boundary 1160.00 feet; thence turn 89 deg. 35' to the right in an Easterly direction 420.00 feet; thence turn 90 deg. 25' to the right in a Southerly direction along a line parallel to said West boundary 991.54 feet to intersection with the Northwest right-of-way boundary of Fort Williams-Shraders Mill Road, said intersection being in the arc of a curve, turning to the left, having a radius of 1669.06 feet and a central angle of 7 deg. 52' and having a chord 229.00 feet in length, said chord turning 41 deg. 29' to the right from the last mentioned course having a distance of 991.54 feet; thence in a Southwesterly direction along said arc, which is also said Northwest right-of-way boundary 229.18 feet; thence turn 48 deg. 31' to the right from said chord in a Westerly direction 268.33 feet to the point of beginning.

BOOK 333 PAGE 101
TRACT #2: Begin at the Southwest corner of Fractional Section 23, Township 22 South, Range 1 East, Shelby County, Alabama; thence in a Northerly direction along the West boundary of said section 350.00 feet to the point of beginning; thence turn 90 deg. 00' to the right in an Easterly direction 268.33 feet to intersection with the Northwest right of way boundary of Fort Williams-Shraders Mill Road, said intersection being in the arc of a curve, turning to the left, having a radius of 1669.06 feet and a central angle of 3 deg. 14' and having a chord 94.17 feet in length, said chord turning 125 deg. 56' to the right from the last mentioned course having a distance of 268.33 feet; thence in a Southwesterly direction along said arc, which is also Northwest right-of-way boundary 94.19 feet; thence turn 105 deg. 27' to the right from said chord in a Northwesterly direction 226.40 feet to the point of beginnin

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name

Janice M. Fuller
102 West Stewart St
Columbiana AL 35051

Grantee's Name

Derek Patrick McCormick III
131 Mallard H Bn
Pelham AL 35124

Property Address

Average Sec 23-22-1 East

Date of Sale

15 Dec 14

Total Purchase Price

or

Actual Value

or

Assessor's Market Value

\$34,500

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

True 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 18 Dec 14

Unattested

(verified by)

Print

M. L. T. Atchison

Sign

M. L. T. Atchison

(Grantor/Grantee/Owner/Agent) circle one



20141218000398270 4/4 \$59.50
Shelby Cnty Judge of Probate, AL
12/18/2014 02:46:19 PM FILED/CERT

Form RT-1