

This instrument was prepared without
benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:
1606 Joe White Road
Shelby, AL 35143

WARRANTY DEED OF GIFT

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That as a gift, and for no monetary consideration, the undersigned Mary Jo Bailey, married (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Keith E. Bailey (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 5, Block 4, according to Thomas Addition to Town of Aldrich, as recorded in Map Book 3, Page 52, in the Probate Office of Shelby County, Alabama.

SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 10, Township 22 South, Range 4 West, being 40 acres more or less; subject to the following conditions:

- (1) Existing roads, woods roads, and rights of way will be kept open at all times, including the leased road and the power right of way to the gas well.
- (2) Access to and from the Linholm Family Cemetery will be provided at all times.
- (3) Access road rights of way easements and utility rights of way will be provided to the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 15, Township 22 South, Range 4 West, upon the request of the owner.


Subject to restrictions, easements and rights of way of record.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

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

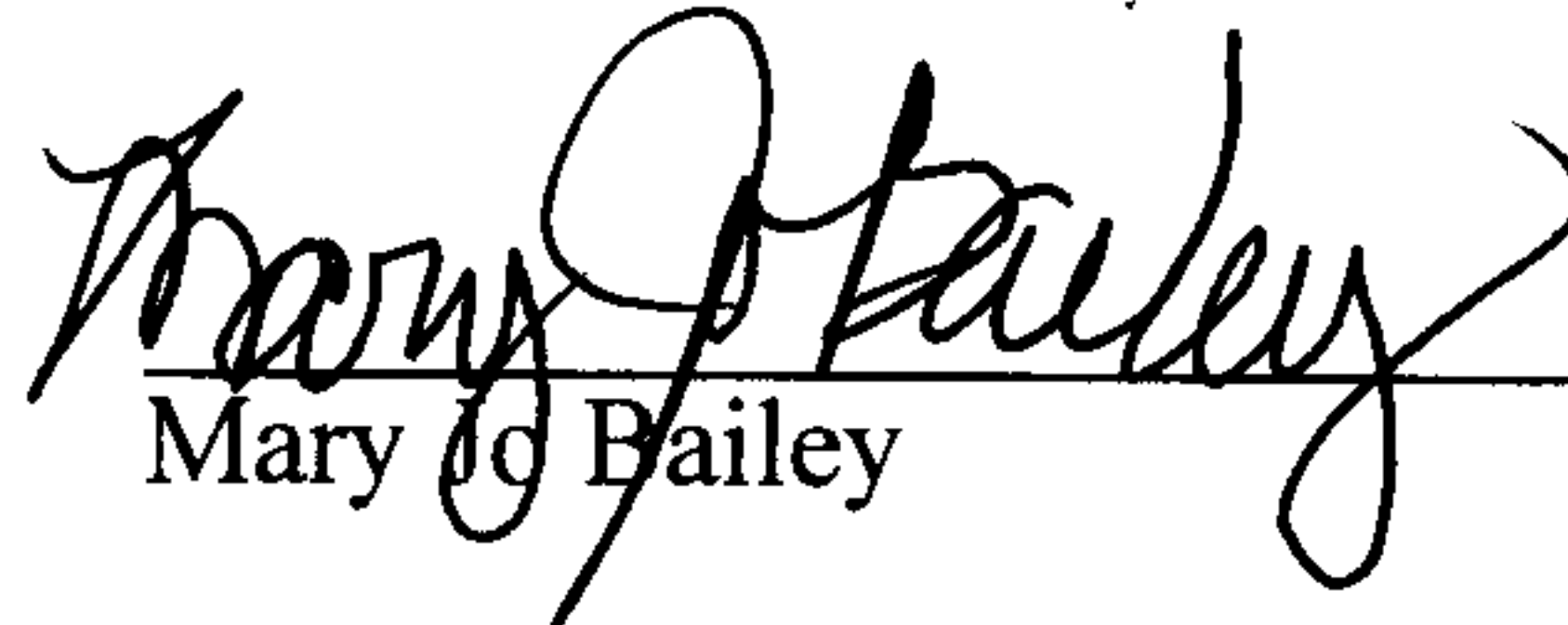
And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators

Shelby County, AL 12/19/2014
State of Alabama
Deed Tax: \$120.00


20141219000399840 1/3 \$140.00
Shelby Cnty Judge of Probate, AL
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shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 27th day of June, 2014.

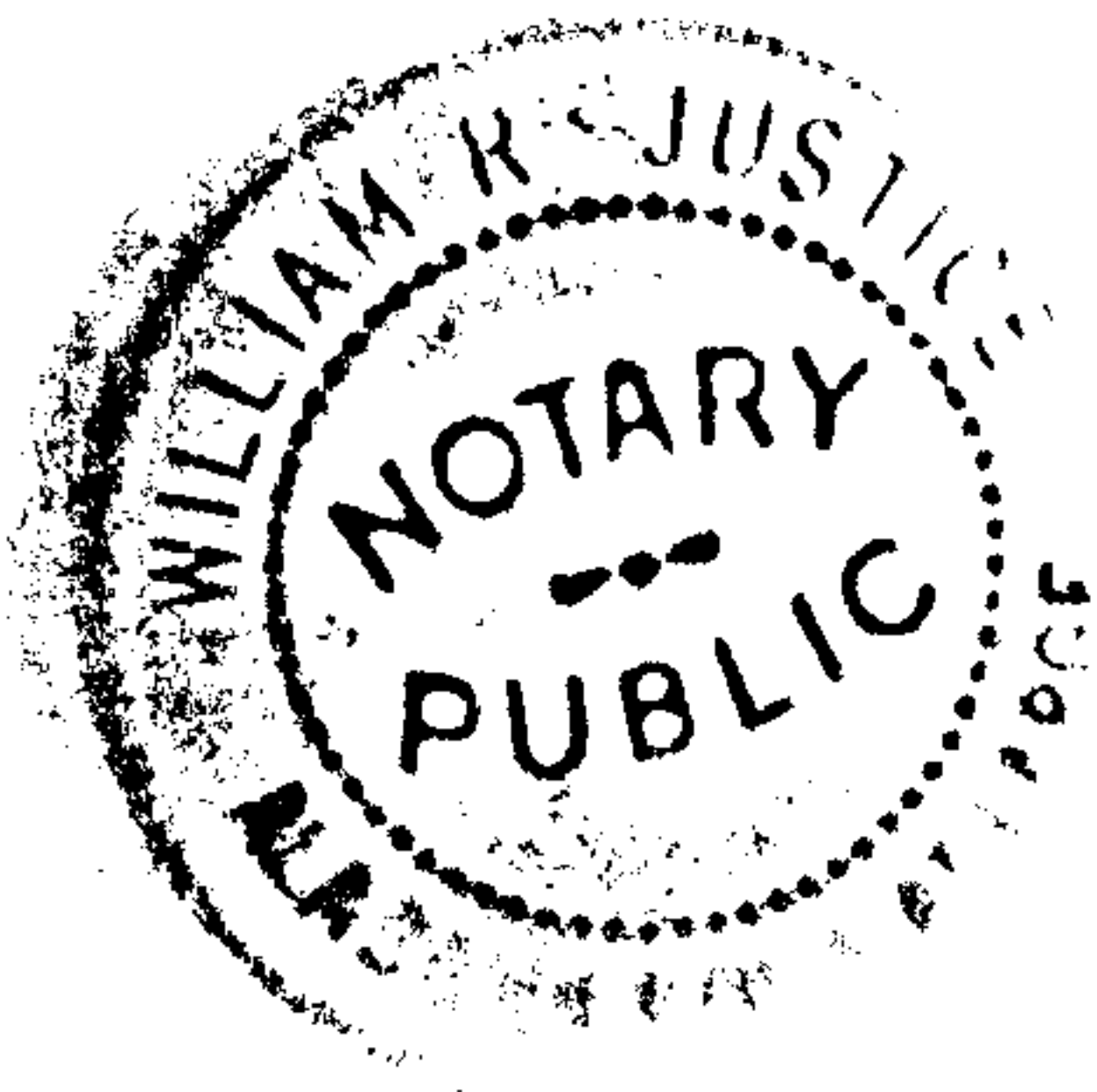


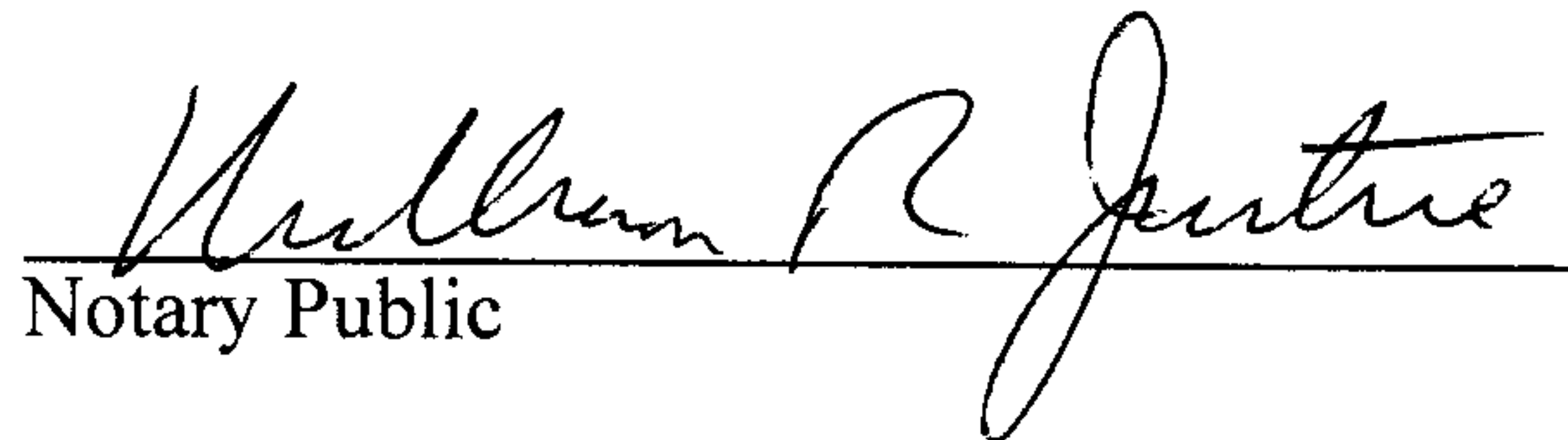
Mary Jo Bailey

STATE OF ALABAMA
SHELBY COUNTY General Acknowledgment


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary Jo Bailey, 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 27th day of June, 2014.





Notary Public


20141219000399840 2/3 \$140.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Mary Jo Bailey
Mailing Address PO Box 288
Shelby, AL 35143

Grantee's Name Keith E. Bailey
Mailing Address 1606 Joe White Rd
Shelby, AL 35143

Property Address Buttercup Dr, Pea Ridge
 Hwy 10 & Clover Ln, Montevallo

Date of Sale 6-27-14
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 119,850

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

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 6-27-14

Print Mary Jo Bailey

☐ Unattested

Sign Mary Jo Bailey

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1