

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-14-21856

Send Tax Notice To: Linda Carter
AL

725 - Salsar Lane
Columbiana, AL 35051

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Twenty Five Thousand Dollars and No Cents (\$25,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Susan G. George**, a married woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Linda Carter**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all taxes for 2014 and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the grantor herein.

Susan M. Gill and Susan G. George are one in the same person.

Also conveyed herein is easement as recorded in Book 230, Page 783, Shelby County, Alabama.

\$20,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 24th day of December, 2014.

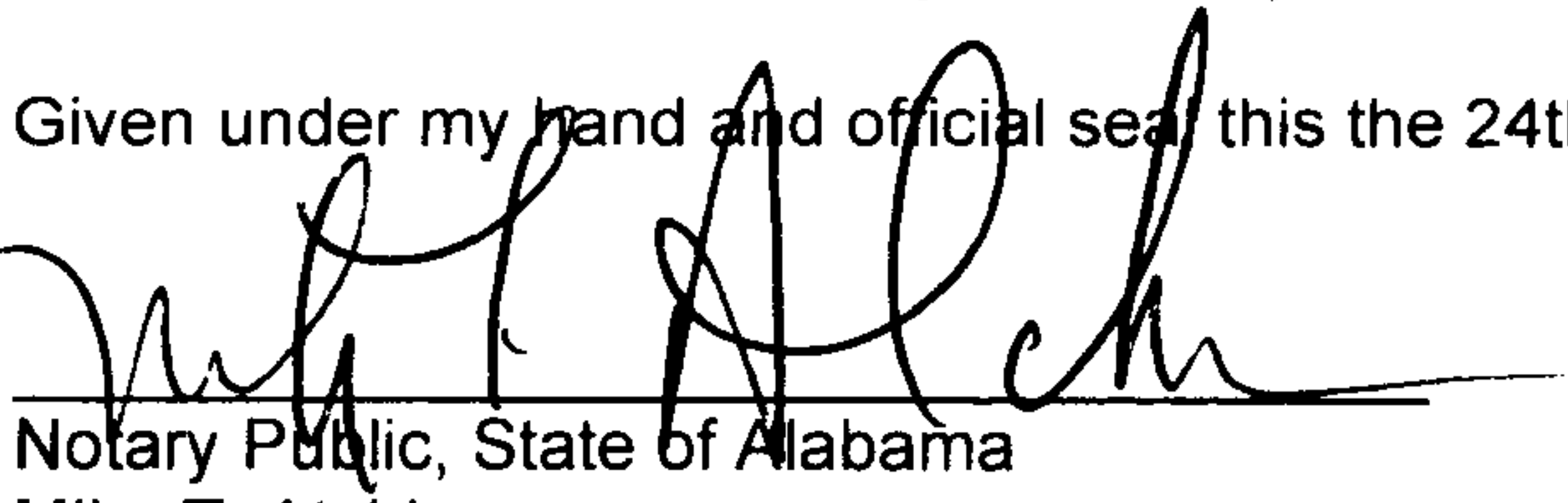

Susan G. George

State of Alabama

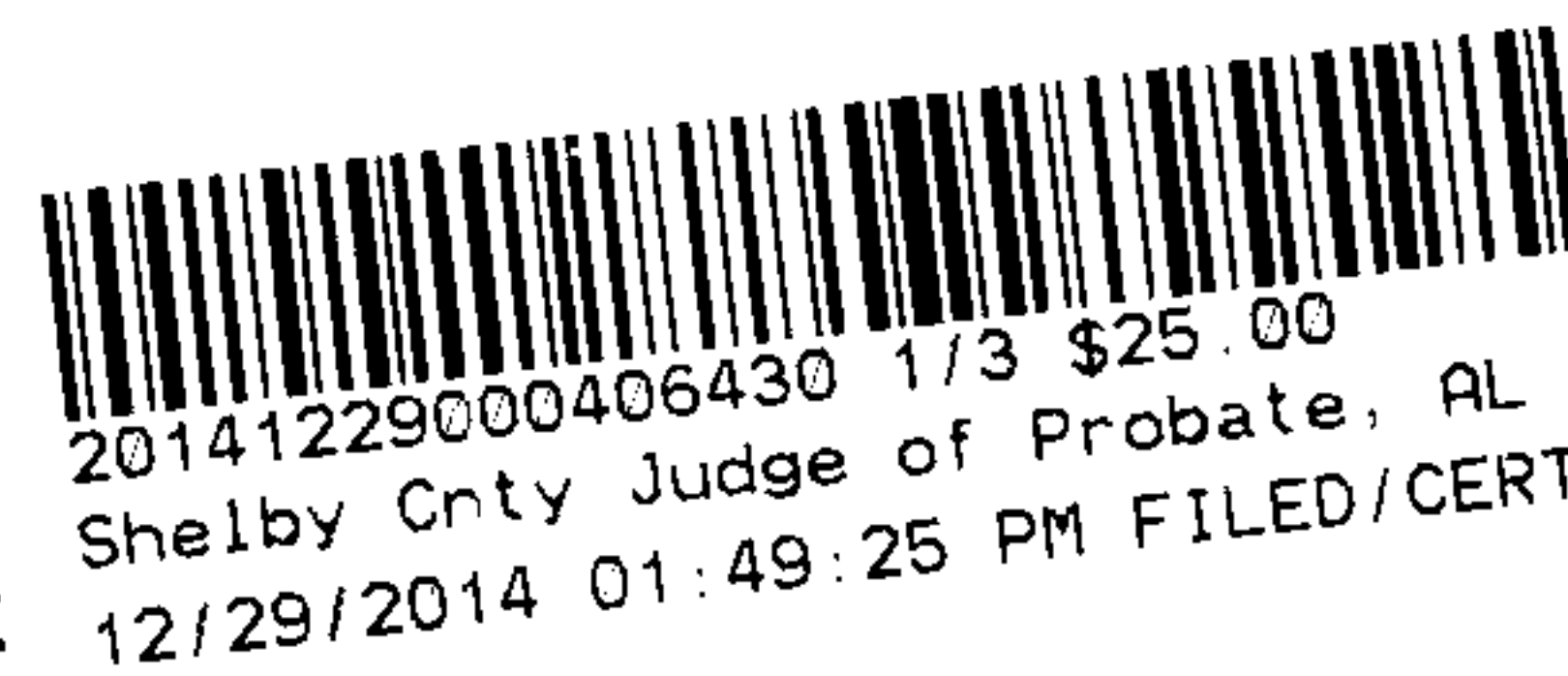
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that **Susan G. George**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of December, 2014.


Notary Public, State of Alabama
Mike T. Atchison


My Commission Expires: October 04, 2016



Shelby County, AL 12/29/2014
State of Alabama
Deed Tax: \$5.00

EXHIBIT "A"
LEGAL DESCRIPTION

Commencing at the Southeast corner of the SW 1/4 of the NE 1/4 of Section 34, Township 24 North, Range 15 East; thence run West along the South line of said quarter-quarter section a distance of 578.09 feet; thence turn an angle of 82 degrees 00 minutes to the right and run a distance of 425.15 feet; thence turn an angle of 6 degrees 01 minute to the left and run a distance of 102.40 feet; thence turn an angle of 104 degrees 01 minute to the right and run a distance of 64.04 feet; thence turn an angle of 75 degrees 00 minutes to the right and run a distance of 233.00 feet to the point of beginning; thence turn an angle of 75 degrees 00 minutes to the left and run a distance of 189.78 feet; thence turn an angle of 107 degrees 54 minutes to the right and run a distance of 122.28 feet; thence turn an angle of 65 degrees 04 minutes to the right and run a distance of 98.36 feet; thence turn an angle of 73 degrees 19 minutes to the right and run a distance of 128.62 feet; thence turn an angle of 8 degrees 43 minutes to the right and run a distance of 11.00 feet to the point of beginning. Situated in the SW 1/4 of the SE 1/4 of Section 34, Township 24 North, Range 15 East, Shelby County, Alabama.


20141229000406430 2/3 \$25.00
Shelby Cnty Judge of Probate, AL
12/29/2014 01:49:25 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 Susan M. Gill
Mailing Address 815 Hwy 435
Columbiana, AL 35051

Grantee's Name Linda Carter
Mailing Address 785 Salter Ln
Columbiana, AL 35051

Property Address 11396 Hwy 47
Shelby, AL 35143

Date of Sale December 24, 2014
Total Purchase Price \$25,000.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 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 December 23, 2014

Print M. L. T. Alch. Son

Unattested

AL
(verified by)

Sign M. L. T. Alch. Son
(Grantor/Grantee/Owner/Agent) circle one



20141229000406430 3/3 \$25.00
Shelby Cnty Judge of Probate, AL
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Form RT-1