

THIS INSTRUMENT PREPARED BY:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

SENT TAX NOTICE TO:
Judith B. Freeman
18890 River Road
Shelby, AL 35143

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
) **KNOW ALL MEN BY THESE PRESENTS,**
COUNTY OF SHELBY)

That in consideration of **THIRTY TWO THOUSAND AND NO/100-----**
DOLLARS (\$32,000.00), to the undersigned grantor, **T&D PROPERTIES, INC.**, a
corporation, in hand paid by **JUDITH B. FREEMAN**, the receipt of which is hereby
acknowledged, the said **T&D PROPERTIES, INC.**, does by these presents, grant, bargain,
sell and convey unto the said **JUDITH B. FREEMAN** the following real estate, situated in
Shelby County, Alabama, described as follows:

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 Grantees, his, her, their (its), heirs and
assigns forever.

And said **Grantor**, does for itself, its successors and assigns, covenant with said
Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that
they are free from all encumbrances unless otherwise noted above, that it has a good right to
sell and convey the same as aforesaid, and that it will, and its successors and assigns shall,
warrant and defend the same to the said **Grantees**, their heirs, executors and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **T&D PROPERTIES, INC.**, by its President, J.
Thomas Crawford, who is authorized to execute this conveyance, has hereto set its signature
and seal, this the 5th day of January, 2015.

T&D PROPERTIES, INC.

BY: *J. Thomas Crawford*
J. Thomas Crawford, Its President

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that J. Thomas Crawford, whose as President of T&D Propeties, Inc., a
corporation, 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, as such
officer and with full authority, executed the same voluntarily for and as the act of said
corporation.

Given under my hand and official seal, this the 5th day of January, 2015.

William R. Justice
Notary Public

My Commission Expires: 9/12/15



Shelby County, AL 01/05/2015
State of Alabama
Deed Tax: \$32.00

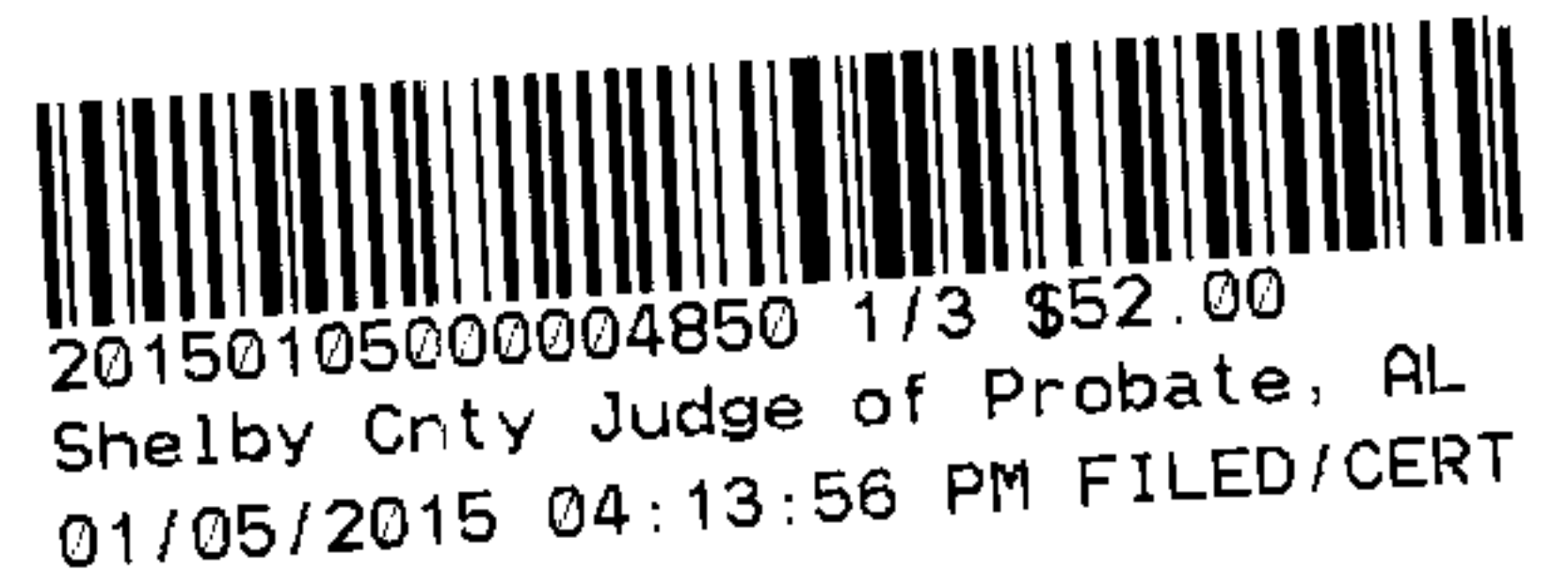
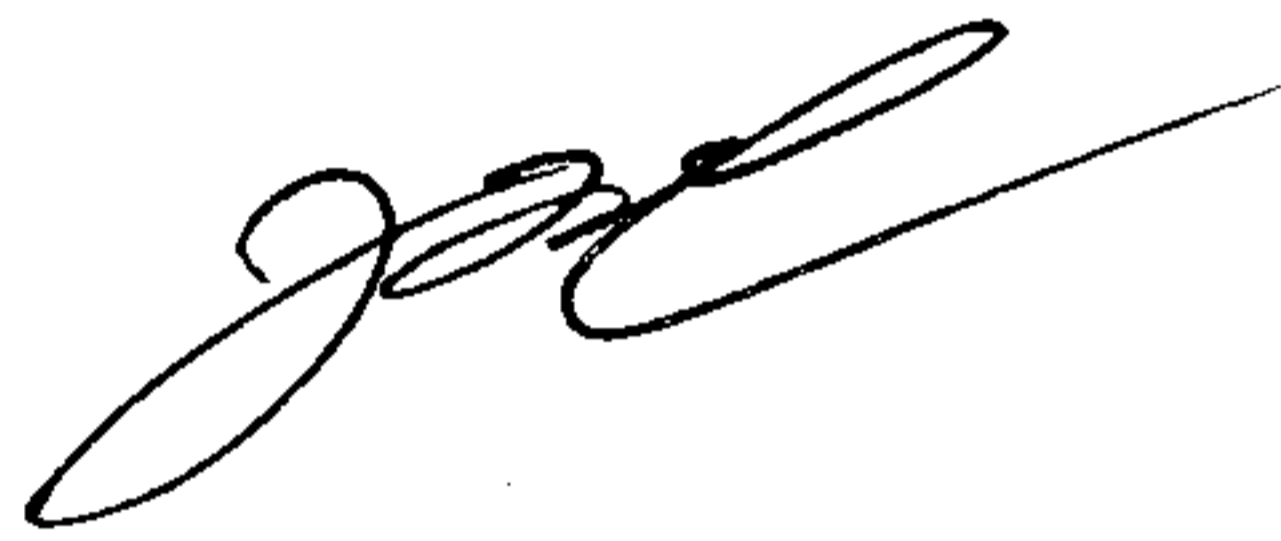



EXHIBIT "A"
LEGAL DESCRIPTION

That certain lot in the town of Columbiana, described as beginning at the point of intersection of the West line of the NW 1/4 of the NW 1/4 of Section 25, Township 21, Range 1 West, with the South line of Cross Street, sometimes known as Carter's Lane and being the street running East from North Main Street and running from the property formerly known as the W. B. Browne residence and the Myra B. Chandler residence and run thence East along the South line of said Carter's Lane, a distance of 155.5 feet to the West line of G. W. Seale lot; thence South and parallel with West line of said Section 25 a distance of 221.5 feet to North line of Cooper lot; thence West along North line of Cooper and Sparks lot 155.5 feet to the West line of Section 25; thence North along West line of said Section 25, 221.5 feet to point of beginning; being situated in Shelby County, Alabama.




20150105000004850 2/3 \$52.00
Shelby Cnty Judge of Probate, AL
01/05/2015 04:13:56 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 : T&D Properties, Inc.
Mailing Address P O Box 26365
Hoover, AL 35260

Grantee's Name: Judith B. Freeman
Mailing Address: 18890 River Road
Shelby, AL 35143

Property Address: 105 Carters Lane
Columbiana, AL 35051

Date of Sale 1-5-15
Total Purchase Price \$ 32,000.00
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)

- 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 1-5-15

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Print J. Thomas Crawford, Pres.

Unattested

(Verified by)

