

This Instrument was Prepared by:

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

File No.: S-14-21795

Send Tax Notice To: Donald Hardin  
1745 Shelby Springs Road  
Columbiana, AL 35051

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Thousand Dollars and No Cents (\$100,000.00)**, 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, **H. O Rich**, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Donald Hardin**, (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 taxes for 2015 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

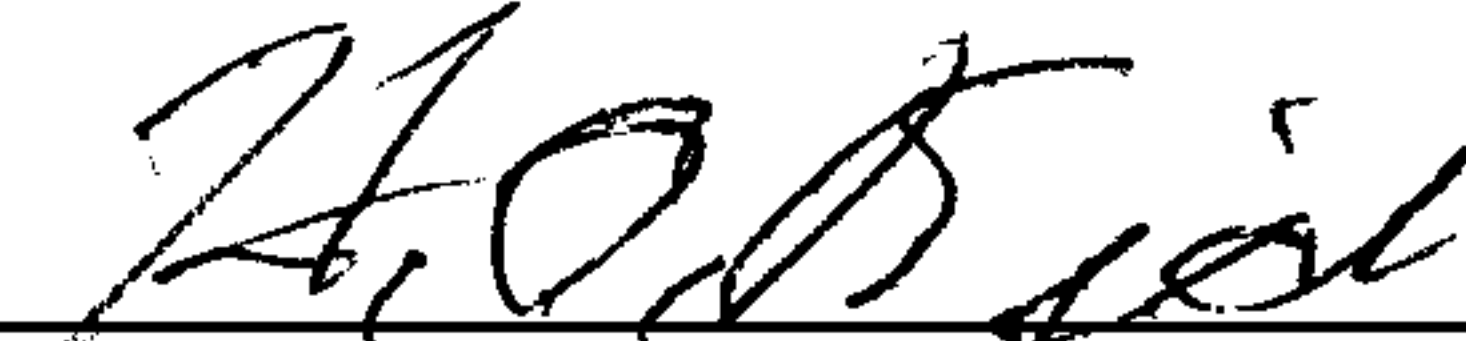
**H.O. Rich is the surviving grantee in Inst. No. 2000-15256, Probate Office Shelby County, Alabama. The other grantee Gayle Rich, is deceased, having died 11 Nov 2012.**

**\$100,000.00** 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 30th day of December, 2014.

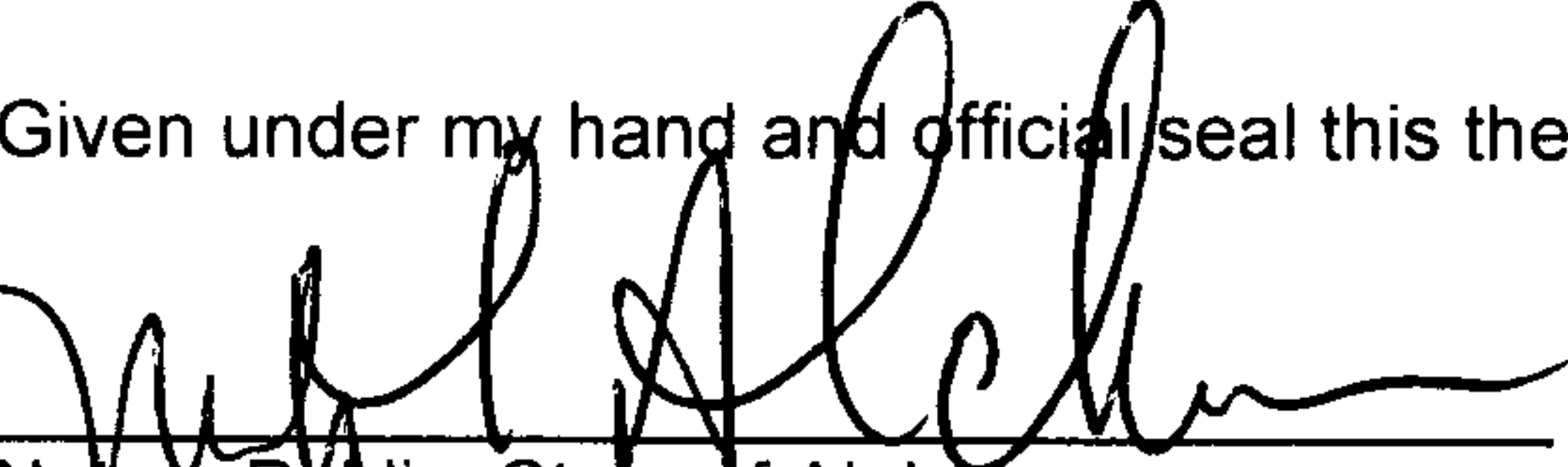
  
H. O Rich

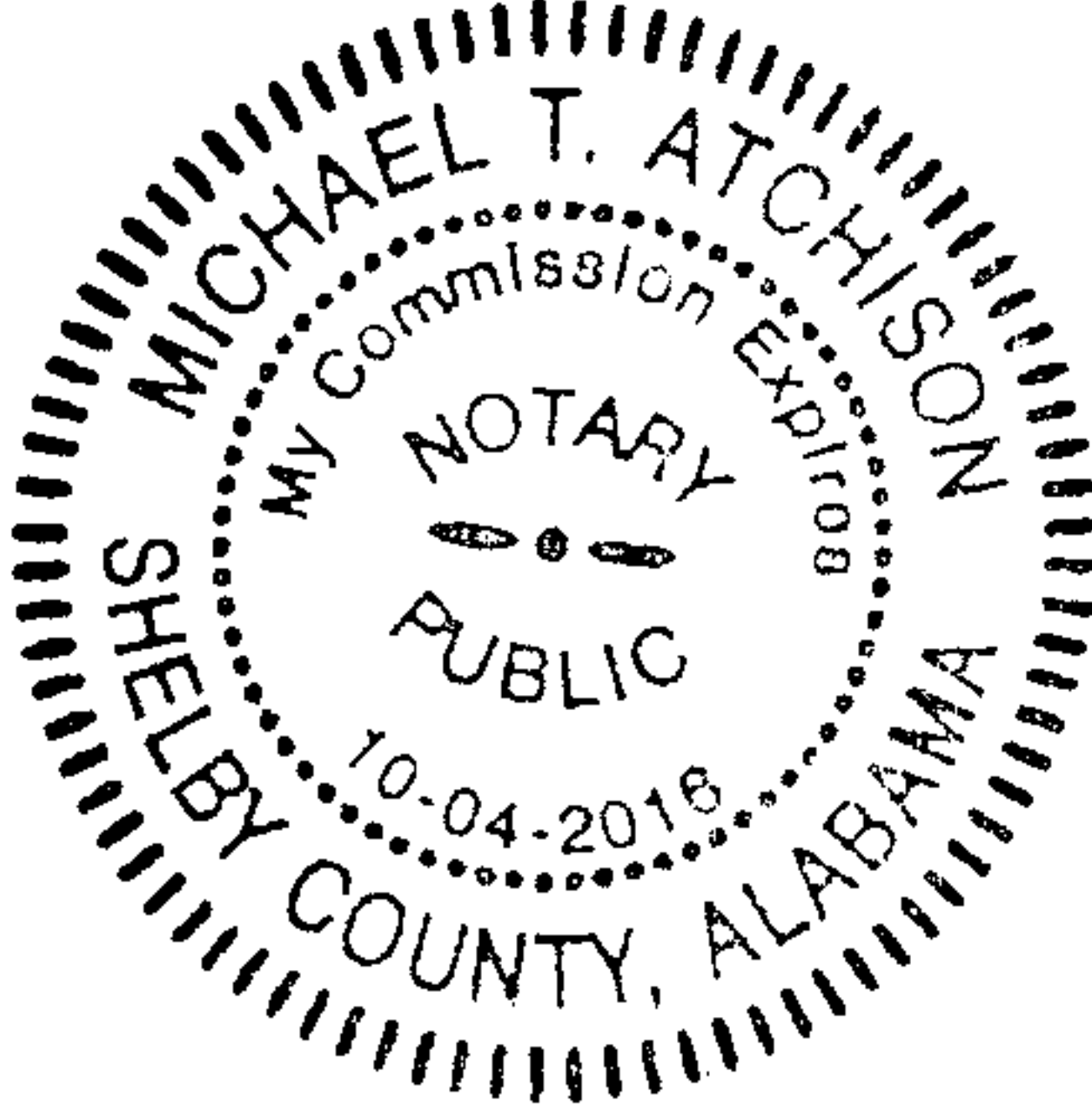
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that H. O Rich, 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 30th day of December, 2014.

  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: October 04, 2016





**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL NO. 3:**

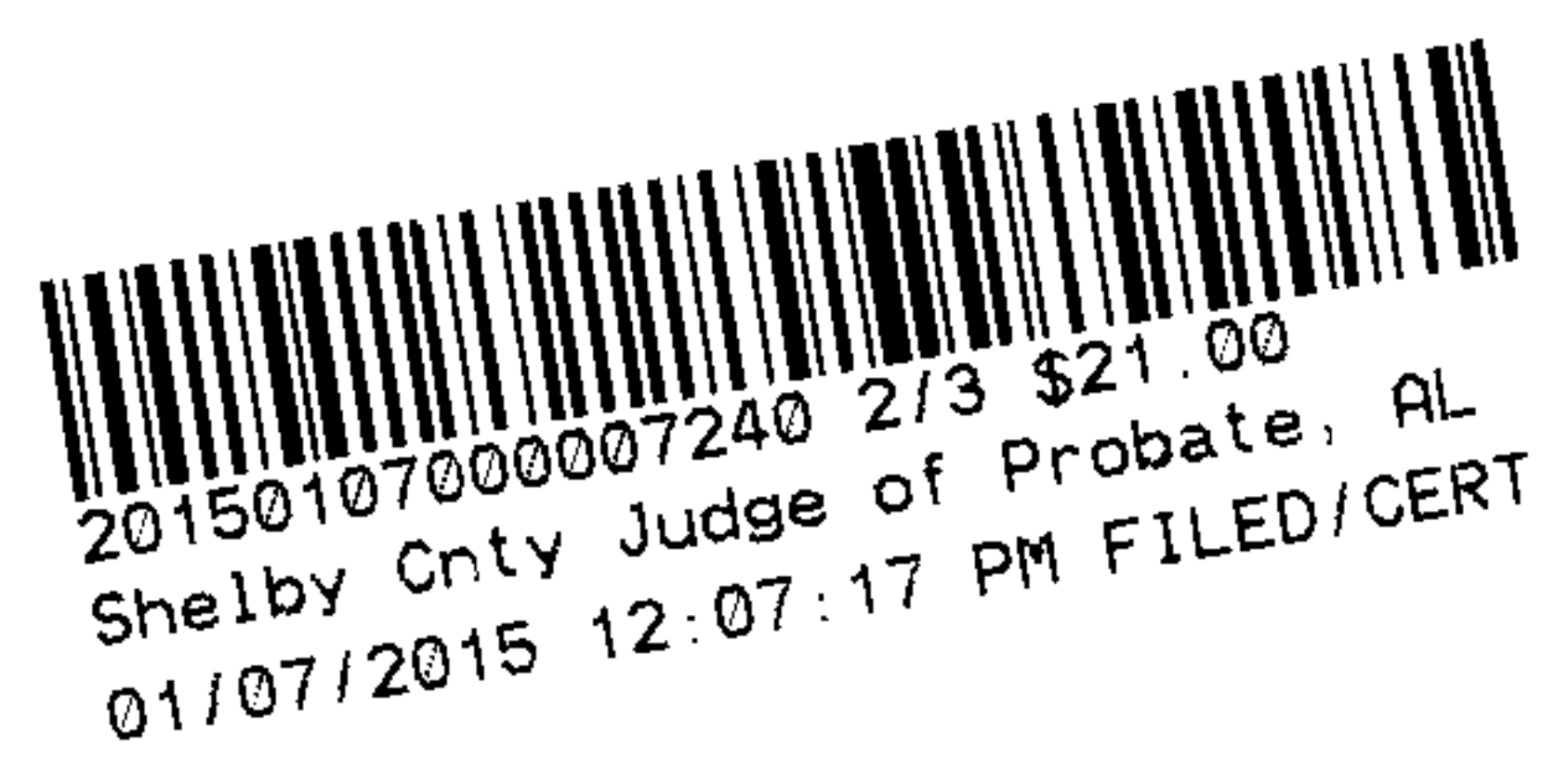
Commence at the Northwest corner of Section 32, Township 21 South, Range 1 West; thence run East along the North line of said Section 32, a distance of 189.78 feet; thence turn an angle of 90 degrees to the right and run a distance of 305.70 feet; thence turn an angle of 32 degrees 02 minutes to the left and run a distance of 400.62 feet; thence turn an angle of 19 degrees 07 minutes 07 seconds to the right and run a distance of 123.04 feet; thence turn an angle of 40 degrees 35 minutes 02 seconds to the left and run a distance of 290.00 feet to a point on the Northwest right of way line of the Southern Railroad; thence turn an angle of 92 degrees 35 minutes to the right and run along said railroad right of way a distance of 169.54 feet; thence turn an angle of 00 degrees 35 minutes to the left and continue along the right of way a distance of 60.06 feet; thence turn an angle of 02 degrees 07 minutes 58 seconds to the left and continue along said right of way a distance of 226.82 feet to the point of beginning; thence turn an angle of 02 degrees 17 minutes 54 seconds to the left and run along said right of way a distance of 66.79 feet; thence turn an angle of 05 degrees 24 minutes 40 seconds to the right and run along the North margin of a gravel road a distance of 132.13 feet; thence turn an angle of 83 degrees 35 minutes 07 seconds to the right and run a distance of 222.77 feet; thence turn an angle of 86 degrees 19 minutes 32 seconds to the right and run a distance of 230.00 feet; thence turn an angle of 100 degrees 44 minutes 51 seconds to the right and run a distance of 255.38 feet to the point of beginning. Situated in the W 1/2 of the NW 1/4, Section 32, Township 21 South, Range 1 West, Shelby County, Alabama.

**PARCEL NO. 4:**

Commence at the Northwest corner of Section 32, Township 21 South, Range 1 West; thence run East along the North line of said Section 32 a distance of 189.78 feet; thence turn an angle of 90 degrees to the right and run a distance of 305.70 feet; thence turn an angle of 32 degrees 02 minutes to the left and run a distance of 400.62 feet; thence turn an angle of 19 degrees 07 minutes 07 seconds to the right and run a distance of 123.04 feet; thence turn an angle of 40 degrees 35 minute 02 seconds to the left and run a distance of 280.00 feet to a point on the Northwest right of way line of the Southern Railroad; thence turn an angle of 92 degrees 35 minutes to the right and run along said railroad right of way a distance of 169.54 feet; thence turn an angle of 00 degrees 35 minutes to the left and continue along the right of way a distance of 60.06 feet to the point of beginning; thence turn an angle of 02 degrees 07 minutes 58 seconds to the left and continue along said right of way a distance of 226.82 feet; thence turn an angle of 93 degrees 46 minutes 16 seconds to the right and run a distance of 255.38 feet; thence turn an angle of 79 degrees 15 minutes 09 seconds to the right and run a distance of 212.27 feet; thence turn an angle of 97 degrees 06 minutes 35 seconds to the right and run a distance of 280.61 feet to the point of beginning. Situated in the W 1/2 of the NW 1/4, Section 32, Township 21 South, Range 1 West, Shelby County, Alabama.

**PARCEL NO. 6:**

Commence at the Northwest corner of Section 32, Township 21 South, Range 1 West; thence run East along the North line of said Section 32 a distance of 189.78 feet; thence turn an angle of 90 degrees to the right and run a distance of 305.70 feet; thence turn an angle of 32 degrees 02 minutes to the left and run 400.62 feet; thence turn an angle of 19 degrees 07 minutes 07 seconds to the right and run a distance of 123.04 feet; thence turn an angle of 51 degrees 59 minutes 58 seconds to the right and run a distance of 229.60 feet; to the point of beginning; thence turn an angle of 9 degrees 41 minutes 23 seconds to the left and run a distance of 442.27 feet; thence turn an angle of 56 degrees 42 minutes 33 seconds to the right and run a distance of 123.55 feet; thence turn an angle of 96 degrees 15 minutes 40 seconds to the right and run a distance of 410.00 feet; thence turn an angle of 90 degrees 29 minutes 08 seconds to the right and run a distance of 323.72 feet to the point of beginning. Situated in W 1/2 of the NW 1/4 of Section 32, Township 21 South, Range 1 West, Shelby County, Alabama.





## Real Estate Sales Validation Form

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

Grantor's Name H. O Rich

Grantee's Name Donald Hardin

Mailing Address 1745 Shelby Springs Road  
Columbiana, AL 35051

Mailing Address 1745 Shelby Springs Road  
Columbiana, AL 35051

Property Address 1745 Shelby Springs Road  
Columbiana, AL 35051

Date of Sale December 30, 2014  
Total Purchase Price \$100,000.00

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  
xx 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 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 29, 2014

Print

M. K. T. Alchison


Sign

M. K. T. Alchison

(Grantor/Grantee/Owner/Agent) circle one

       Unattested

       (verified by)

  
20150107000007240 3/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
01/07/2015 12:07:17 PM FILED/CERT

Form RT-1