

\*\*\*The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.\*\*\*

THIS INSTRUMENT WAS PREPARED BY:

Burt W. Newsome  
NEWSOME LAW, L.L.C.  
P.O. Box 382753  
Birmingham, Alabama 35238

Send Tax Notice to:  
PAXTON EGGLER  
1033 Baron Lane  
Chelsea, AL 35043

20150115000014780  
01/15/2015 08:14:55 AM  
DEEDS 1/4

STATE OF ALABAMA                   )  
  )  
SHELBY COUNTY                    )

**GENERAL WARRANTY DEED**

That in consideration of ONE HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS (\$130,000.00) to the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned **AILENE G. RICE a.k.a AILENE RICE, a single woman**, has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto **PAXTON EGGLER, a married man**, (hereinafter referred to as Grantee) the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 3 & 4, according to the Map of Weaver Farms, as recorded in Map Book 13, Page 38, in the Office of the Judge of Probate of Shelby County, Alabama.

**PARCEL 1:**

BEGIN at the NE Corner of the SW 1/4 of the NW 1/4 of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama, said point being a Wheeler cap and the POINT OF BEGINNING; thence S01°36'47"W, a distance of 100.38' to a rebar; thence S00°01'14"W, a distance of 375.26' to a rebar; thence S01°46'16"E, a distance of 129.63' to a Wheeler cap; thence S89°53'42"W, a distance of 204.00' to a Wheeler Cap; thence S00°06'18"E, a distance of 216.04' to a Wheeler cap; thence N89°53'42"E, a distance of 204.00' to a Wheeler cap; thence S00°31'38"W, a distance of 274.26' to a rebar; thence S03°17'32"W, a distance of 239.86' to the SE Corner of above said SW 1/4 of the NW 1/4, being a rebar; thence S88°34'29"W, a distance of 644.56' to a Wheeler cap; thence S87°31'08"W, a distance of 460.73' to a Wheeler cap and a point on the Easterly R.O.W. line of Shelby County Highway 37, 80' R.O.W.; thence N14°36'21"W and along said R.O.W. line, a distance of 810.68' to a Wheeler cap; thence N88°44'06"E and leaving said

R.O.W. line, a distance of 165.00' to an iron pin set; thence N42°13'17"E, a distance of 139.12' to a Conn & Allen cap; thence N21°50'10"W, a distance of 145.02' to a Conn & Allen cap; thence N31°31'24"W, a distance of 339.86' to an iron pin set; thence N87°33'12"E, a distance of 1298.32' to the POINT OF BEGINNING.

PARCEL 2:

BEGIN at the SW Corner of the SW 1/4 of the NW 1/4 of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama, said point being a Wheeler cap and the POINT OF BEGINNING; thence N87°35'13"E, a distance of 119.31' to a Wheeler cap and a point on the Westerly R.O.W. line of Shelby County Highway 37, 80' R.O.W.; thence N14°35'25"W and along said R.O.W. line, a distance of 480.91' to a Wheeler cap; thence S00°14'12"E and leaving said R.O.W. line, a distance of 470.43' to the POINT OF BEGINNING.

PARCEL 3:

BEGIN at the NE Corner of the NW 1/4 of the SW 1/4 of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama, said point being a Wheeler cap and the POINT OF BEGINNING; thence S88°34'29"W, a distance of 644.56' to a Wheeler cap; thence S00°08'20"E, a distance of 661.26' to a Wheeler cap; thence N88°17'38"E, a distance of 653.93' to a Wheeler cap; thence N00°56'51"W, a distance of 657.91' to the POINT OF BEGINNING.

Ailene G. Rice a.k.a Ailene Rice is the surviving grantee of the deeds recorded in Deed Book 246, Page 229; Instrument Number 1996-22922; Instrument Number 1996-28933. John E. Rice having died on or about January 9, 2010.

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantee under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama* Grantor does hereby warrant and covenant the title to the above described property and will defend said title against any and all claims of any third parties.

**TO HAVE AND TO HOLD** the above described property, together with all rights and privileges incident or appurtenant thereto, unto **PAXTON EGGLER**, his heirs, successors and assigns forever, it being the intention of the parties to this conveyance that on the event of

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Grantee's death, the entire interest in fee simple shall pass to the heirs, successors and assigns of  
the Grantee. This conveyance is made under the express authority of *Code of Alabama*, 1975,  
Section 35-4-7, as amended.

IN WITNESS WHEREOF, AILENE G. RICE has caused this conveyance to be  
executed and his seal affixed this the 14th day of January, 2015.

Ailene G. Rice  
AILENE G. RICE

STATE OF ALABAMA                   )  
  )  
SHELBY COUNTY                    )

I, the undersigned authority, a Notary Public in and for said County and State, hereby  
certify that AILENE G. RICE signed to the foregoing general warranty deed, 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 the 14th day of January, 2015.

Chel Ai  
Notary Public

My commission expires: \_\_\_\_\_  
Jennifer Choi  
Notary Public Alabama State at Large  
My Commission Expires October 4, 2016





# Real Estate Sales Validation Form

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

Grantor's Name Ailene G. Rice a.k.a. Ailene Rice  
Mailing Address 265 Paradise Circle  
Shelby, AL 35143

Grantee's Name Paxton R. Egger  
Mailing Address 1033 Baron Lane  
Chelsea, AL 35043

Property Address 306 Ronbar Rd, Columbiana, AL  
Lots 3&4, Weaver Farm MB13PG38  
Approx. 95 acres, more or less.

Date of Sale 1/14/2015  
Total Purchase Price \$ 130,000.00  
or  
Actual Value \$

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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 1/14/2015

Print Burt W. Newsome, Attorney-at-Law

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
01/15/2015 08:14:55 AM  
\$55.00 CHERRY  
20150115000014780

*(Signature)*

**Form RT-1**