

**INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION**


20150121000021460 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
01/21/2015 10:10:14 AM FILED/CERT

This instrument was prepared by

Mitchell A. Spears, Attorney at Law
P.O. Box 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Christopher D. Spears
(Address) 55 Hwy 19
Montevallo AL 35115

Warranty Deed

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **FOURTEEN THOUSAND and 00/100 (\$14,000.00) DOLLARS** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **MITCHELL A. SPEARS and wife, PLEASIA F. SPEARS** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **CHRISTOPHER D. SPEARS** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

A parcel of land located in part of Sections 7, Township 24 North, Range 13 East, and Section 12, Township 24 North, Range 12 East, Shelby County, Alabama; being more particularly described as follows: Commence at the NW corner of said Section 7; thence S 3 deg. 50' 38" E a distance of 1221.79' (1223.18' deed) to a point on the Westerly R.O.W. line, of County Road #19 (80' R.O.W.); thence N 2 deg. 36' 12" W along said R.O.W. line, a distance of 9.23' to the POINT OF BEGINNING; thence continue along last described course a distance of 246.22'; thence leaving said R.O.W. line, S 89 deg. 58' 04" W a distance of 448.88'; thence S 5 deg. 33' 40" W a distance of 209.99'; thence S 62 deg. 00' 05" E along an existing fence line a distance of 299.16'; thence leaving said fence line, N 22 deg. 08' 44" E a distance of 132.60'; thence S 83 deg. 27' 03" E a distance of 167.38' to the POINT OF BEGINNING.

SUBJECT TO:

- Real property taxes accruing for 2015 and subsequent years.
- Rights, reservations and restrictions of record.
- Purchase Money First Mortgage executed by Grantee herein, in favor of Grantor herein, in the amount of the above referenced purchase price.

SOURCE OF TITLE: Instrument No.: 20030721000463640.

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or its 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 stated 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 grantee, his, her or its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 13th day of Jan., 2015.



MITCHELL A. SPEARS



PLEASIA F. SPEARS

STATE OF ALABAMA)
COUNTY OF BIBB)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **MITCHELL A. SPEARS and PLEASIA F. SPEARS**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of Jan., 2015.



Notary Public
My commission expires: 5/17/2015


20150121000021460 2/3 \$21.00
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Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Mitchell A. Spears
Mailing Address Pleasia F. Spears
P O Box 119
Montevallo AL 35115

Grantee's Name Christopher D. Spears
Mailing Address 55 Hwy 19
Montevallo AL 35115

Property Address 91 Hwy 19
Montevallo AL 35115

Total Purchase Price \$14,000.00
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)

X _____ 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).

Mitchell A. Spears, as Grantor

Sign 

