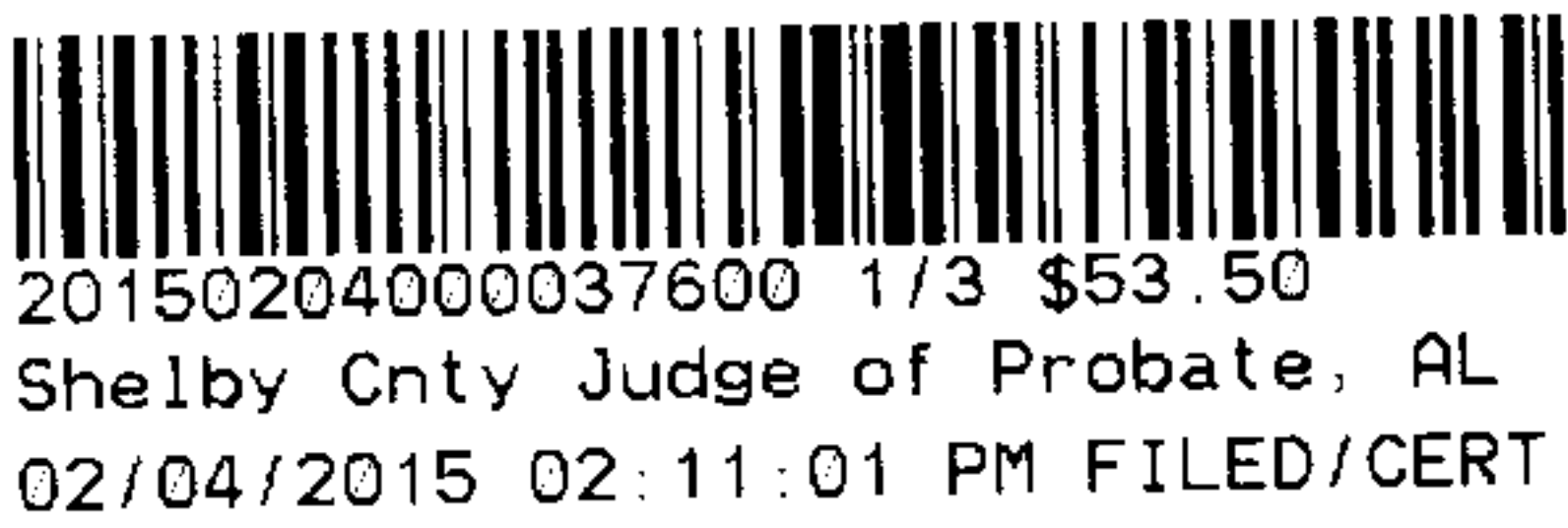


**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

*This instrument was prepared by:*  
**Mike T. Atchison**  
**Attorney At Law, Inc.**  
**P O Box 822**  
**Columbiana, AL 35051**



*Send Tax Notice to:*  
**James Daniel Alverson**  
**P.O. Box 698**  
**Calera, AL 35040**

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THIRTY THOUSAND ONE HUNDRED TWENTY DOLLARS and NO/00 (\$30,120.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **OPAL JOHNSON ALVERSON, a single woman, JAMES DANIEL ALVERSON, a single man, LINDA DAVIS, a married woman, DAVID ALVERSON, a single man, and DEBBIE COST, a married woman** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **JAMES DANIEL ALVERSON** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

*See attached Exhibit A for Legal Description.*

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2015.
2. Easements, restrictions, rights of way, and permits of record.




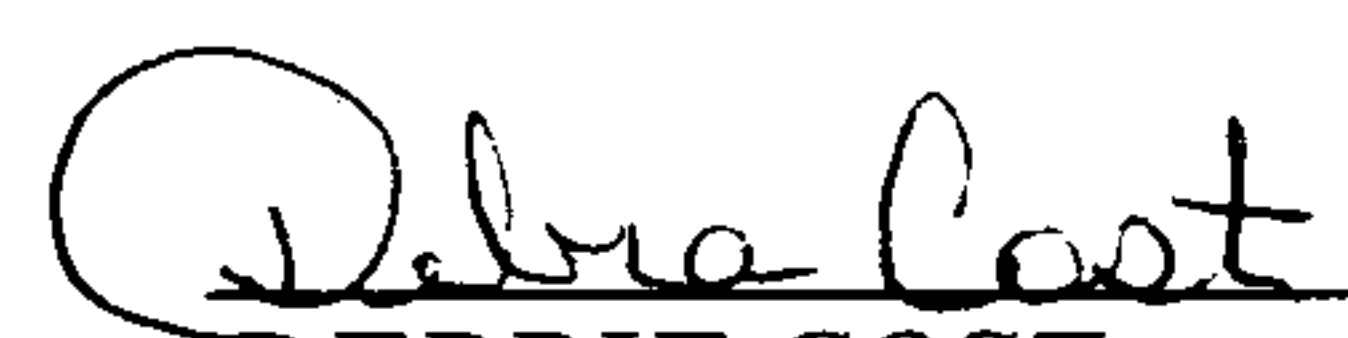

This property constitutes no part of the homestead of the Grantors.

Grantors herein are all the surviving heirs at law of JAMES ALVERSON having died on or about July 21, 1986.

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

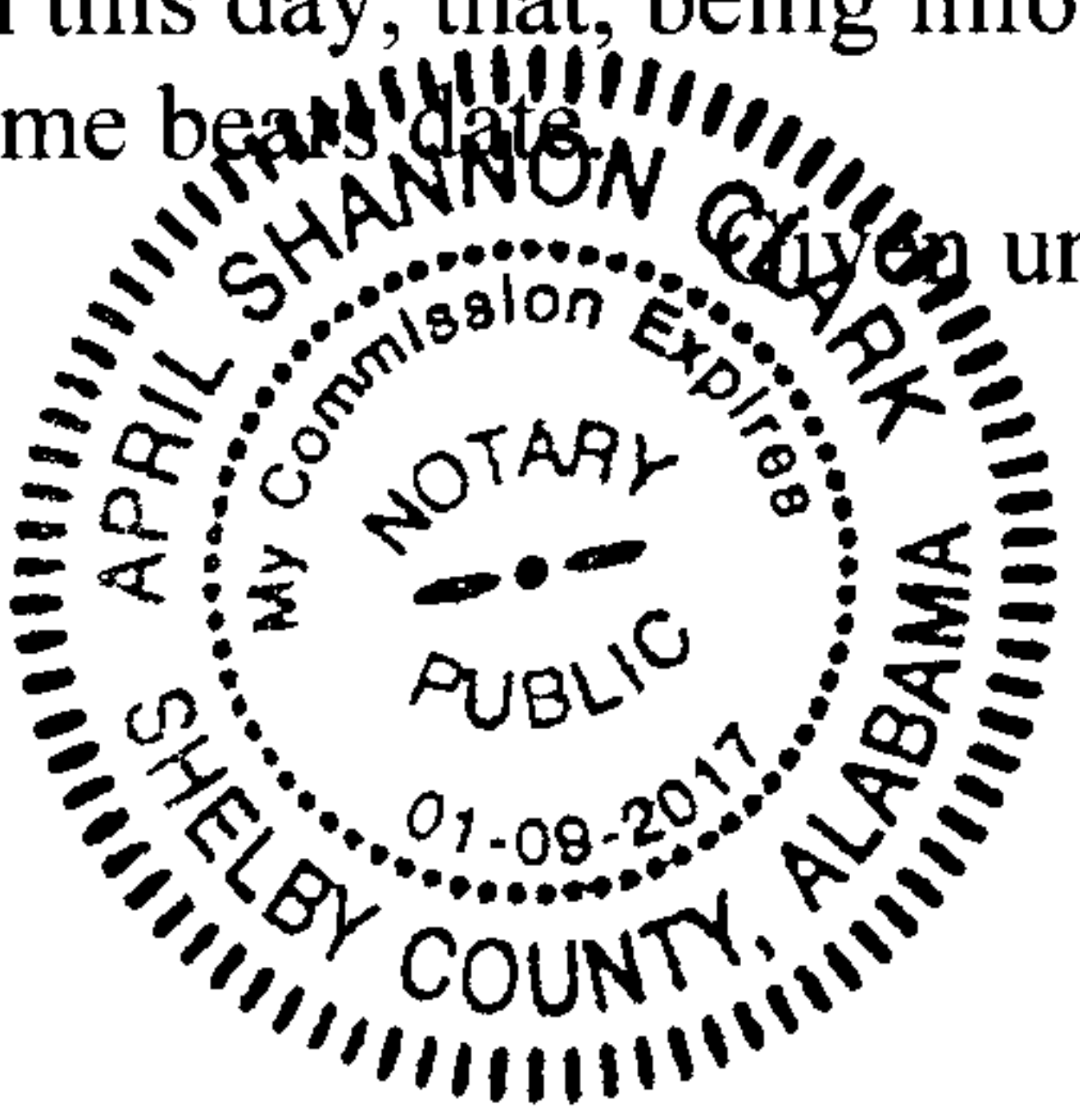
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 28<sup>th</sup> day of January, 2015.

 <b>OPAL JOHNSON ALVERSON</b>	 <b>JAMES DANIEL ALVERSON</b>
 <b>LINDA DAVIS</b>	 <b>DEBBIE COST</b>
 <b>DAVID ALVERSON</b>	

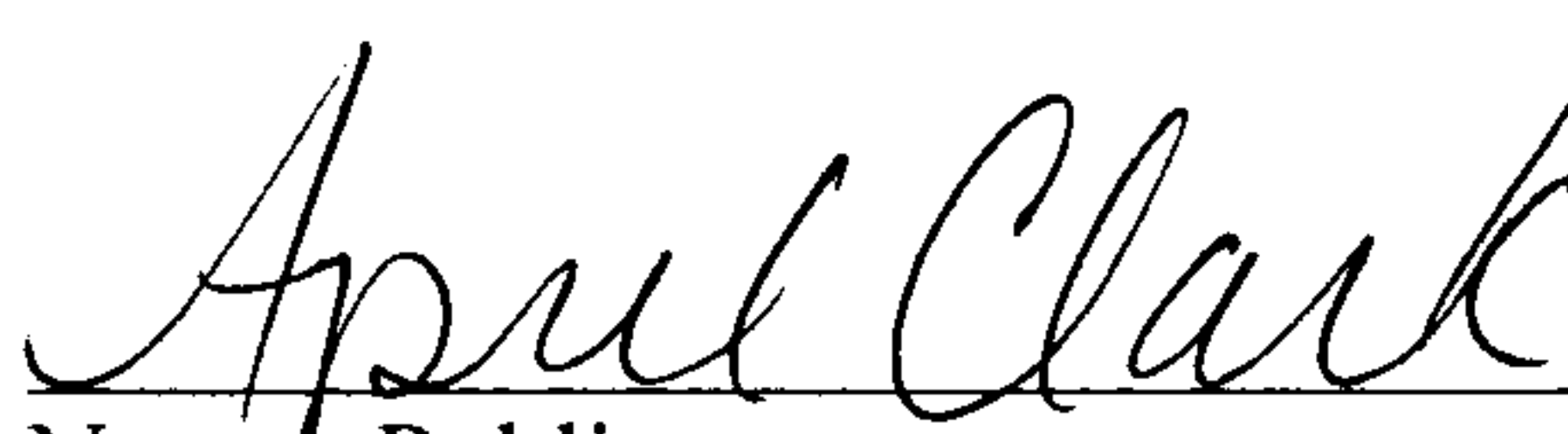
Shelby County, AL 02/04/2015  
State of Alabama  
Deed Tax: \$30.50

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **OPAL JOHNSON ALVERSON, JAMES DANIEL ALVERSON, LINDA DAVIS, DEBBIE COST AND DAVID ALVERSON**, whose name 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, she executed the same voluntarily on the day the same bears date.



under my hand and official seal this 28<sup>th</sup> day of January, 2015.

  
Notary Public  
1-9-2017

## Exhibit "A" Legal Description

Lot 2-Commence at pipe SW Corner W.W. Howell; thence N 6 degrees 40 minutes W 30.0 feet to pipe at end of ditch on south side of paved road, and with same 115 degrees 20 minutes L 215.0 feet to point of beginning at NE corner of lot No. 2. Thence 93 degrees 30 minutes L 150.0 feet; thence 93 degrees 30 minutes R 100.0 feet; thence 86 degrees 30 minutes R 150.0 feet; thence 93 degrees 30 minutes R 100.0 feet to Beg. Located in SW  $\frac{1}{4}$  of NE  $\frac{1}{4}$  Sec 3 TP 24 S Range 13 E.

Also being situated on said property is a 1989 14x70 Allendale mobile home. Serial No. 045947



20150204000037600 2/3 \$53.50  
Shelby Cnty Judge of Probate, AL  
02/04/2015 02:11:01 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 Opal Johnson Alverson, James Daniel, Alverson, David Alverson  
Mailing Address Linda Davis and Cindy Cost  
164 Anglers Lane  
Shelby, AL 35143

Grantee's Name \_\_\_\_\_  
Mailing Address James Daniel Alverson  
P.O. Box 698  
Calera, AL 35040

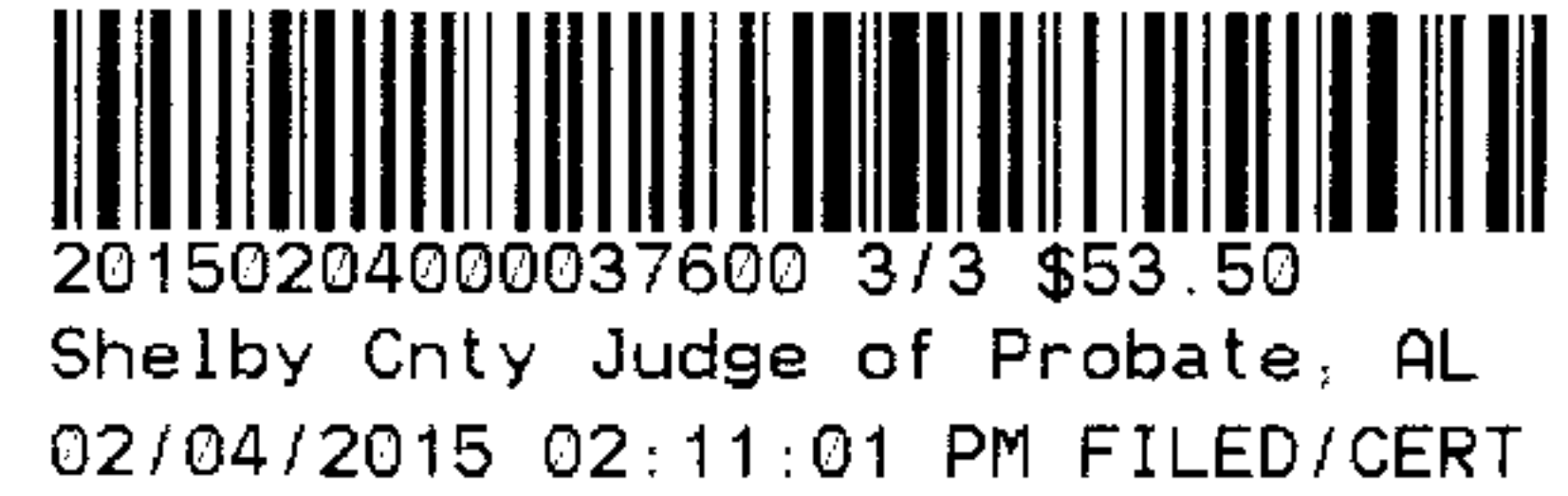
Property Address 164 Anglers Lane  
Shelby, AL 35143

Date of Sale 1/28/15  
Total Purchase Price \_\_\_\_\_  
or  
Actual Value \_\_\_\_\_  
or  
Assessor's Market Value \$30,120.00

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 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 1-28-15

Print Mike T. Atchison

\_\_\_\_\_ Unattested

AC  
(verified by)

Sign Mike T. Atchison  
(Grantor/Grantee/Owner/Agent) circle one