

This instrument was Prepared by:

Send Tax Notice To: Willie Garrett, Jr.

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

File No.: MV-14-21839

136-20' 38th Ave  
Suite 5-I  
Flushing NY. 11354-4232

**WARRANTY DEED**

State of Alabama

) Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Twenty Five Thousand Dollars and No Cents (\$25,000.00), 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, Larry Carraway, a married man and Devry Carraway, a single man, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Willie Garrett, Jr., (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 2014 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 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 8<sup>th</sup> day of December, 2014.

Shelby County, AL 02/09/2015  
State of Alabama  
Deed Tax: \$25.00

Larry Carraway  
Larry Carraway

Devry Carraway  
Devry Carraway

BY: Nancy Carraway, As Attorney in Fact

By - Nancy Carraway, as Attorney in fact  
State of Alabama

County of Shelby

I, Bill Davis, a Notary Public in and for the said County in said State, hereby certify that Devry Carraway, 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 8<sup>th</sup> day of December, 2014.

Bill Davis  
Notary Public, State of Alabama

My Commission Expires: 4-2-15

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 Nancy Carraway as Attorney in Fact for Larry Carraway, 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.

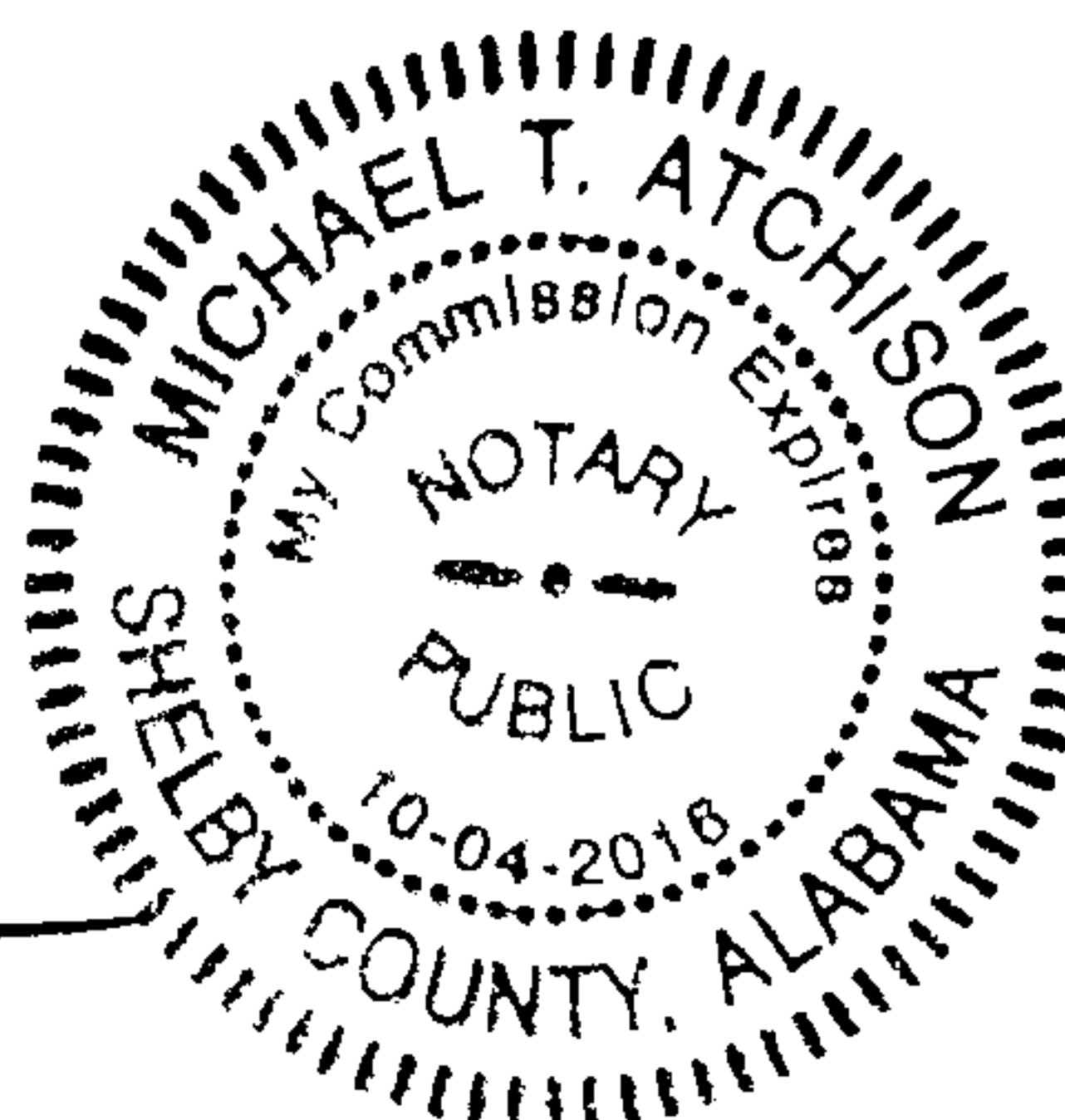
Given under my hand and official seal this the 30 day of December, 2014.

My Commission Expires: 10-4-2016

Mike T. Atchison  
Notary Public



20150209000041080 1/3 \$45.00  
Shelby Cnty Judge of Probate, AL  
02/09/2015 09:51:02 AM FILED/CERT



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

- LOT 2 - LONG WALK SUBDIVISION - In the process of being recorded in the Office of the Judge of Probate of Shelby County, Alabama and being more particularly described as follows:

BEGIN at the NW Corner of the SW 1/4 of the SW 1/4 of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S01°03'30"W, a distance of 333.88'; thence S89°11'42"E, a distance of 118.87'; thence S72°05'05"E, a distance of 46.18'; thence S51°58'04"E, a distance of 32.49'; thence N59°04'30"E, a distance of 21.62' to a point on the Westerly R.O.W. line of Shelby County Highway 37, said point also being the beginning of a non-tangent curve to the right, having a radius of 1640.00, a central angle of 05°49'20", and subtended by a chord which bears N04°44'40"W, and a chord distance of 166.58'; thence along the arc of said curve and said R.O.W. line, a distance of 166.65'; thence S89°22'36"W, and leaving said R.O.W. line a distance of 103.95'; thence N01°03'30"E, a distance of 194.70'; thence S89°22'36"W, a distance of 86.65' to the POINT OF BEGINNING.

ALSO AND INCLUDING a 60' non-exclusive easement, as recorded in Inst. #1997-18116, lying 30' either side of and parallel to the following described centerline:

Commence at the NW Corner of the SW 1/4 of the SW 1/4 of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama; thence S01°03'30"W, a distance of 511.16' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N77°53'15"E, a distance of 139.18'; thence N44°16'33"E, a distance of 70.93'; thence N18°58'33"E, a distance of 68.52'; thence N58°34'19"E, a distance of 3.65' to a point on the Westerly R.O.W. line of Shelby County Highway 37 and the POINT OF ENDING OF SAID CENTERLINE.



20150209000041080 2/3 \$45.00  
Shelby Cnty Judge of Probate, AL  
02/09/2015 09:51:02 AM 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 Larry Curraway  
Mailing Address Prison

Grantee's Name Willie Garrett  
Mailing Address 13620 38th Ave  
Ste 5-I  
Flushing NY 11354

Property Address Vacant  
Columbiana AL

Date of Sale 12-8-14  
Total Purchase Price \$ 25000.00

or  
Actual Value \$

or  
Assessor's Market Value \$



20150209000041080 3/3 \$45.00  
Shelby Cnty Judge of Probate, AL  
02/09/2015 09:51:02 AM FILED/CERT

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 \_\_\_\_\_

Print Mike T. Atchison

☐ Unattested

Sign Mike T. Atchison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1