

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000

Send Tax Notice To:
JACK HERNIG
254 DOG WOOD LAKES DR
CHELSEA, AL 35043

WARRANTY DEED

State Of Alabama

Shelby County


20150210000043340 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
02/10/2015 12:17:31 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Nine Thousand and 00/100 Dollars (\$9,000.00)* to the undersigned Grantor, WALLACE SHOEMAKER, AN UNMARRIED MAN (hereinafter referred to as Grantor, whose mailing address is 15 CLIFF ROAD, CHILDERSBURG, AL 35044), in hand paid by the Grantee herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto JACK HERNIG, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

Property address: SIGNAL VALLEY TRAIL

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence: Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Maintenance Agreement recorded in Shelby Real 75, Page 912
5. Restrictions appearing of record in Shelby Real 75, Page 892 and Shelby Real 75, pages 895
6. Rights of others to suse easements for access recorded in Shelby Real 75, page 892 and Shelby Real 75, page 895
7. Rights of others ot use esements for access recorded in Shelby REal 75, poages 899, 902 and 905
8. Right of way as recorded in Inst. No. 1997-3417
9. Right of way granted to Alabama Power Company recorded in INst. No 1998-17814 and Inst. No. 1998-34333

TO HAVE AND TO HOLD to the said Grantee, his/her heirs and assigns forever.

Shelby County, AL 02/10/2015
State of Alabama
Deed Tax: \$9.00

And said Grantor, for said Grantor, his/her heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and his/her heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal this the 23rd day of January, 2015.

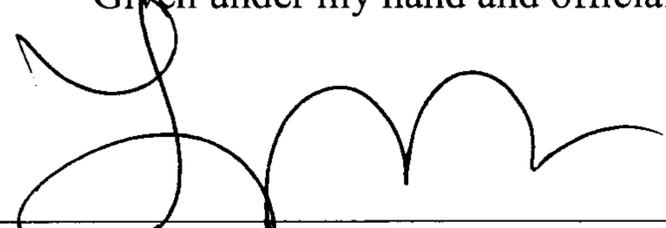


WALLACE SHOEMAKER

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that WALLACE SHOEMAKER, AN UNMARRIED MAN 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of January, 2015.



NOTARY PUBLIC

My Commission Expires: 2/4/16




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EXHIBIT "A"

From the true NE corner of the SE ¼ of SW ¼ of Section 23, Township 19 South, Range 1 West; run thence South along the East boundary of said SE ¼ of SW ¼ a distance of 810.0 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 510.55 feet to the true SE corner of said SE ¼ SW ¼; thence turn 89°57'53" right and run 89.71 feet along the true South boundary of said SE ¼ SW ¼ to a point in the centerline of a 60 foot easement for ingress and egress and utilities; thence turn 64°17'01" right and run 14.15 feet along said easement centerline to the P.C. of a curve concave right, having a delta angle of 54°03'57" and tangents of 306.4662 feet; thence along the centerline of said curve distance of 361.69 feet; thence Northeasterly a distance of 207.93 feet to the point of beginning of herein described parcel of land. Situated in Shelby County, Alabama.



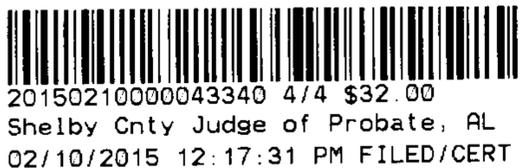
20150210000043340 3/4 \$32.00
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Real Estate Sales Validation Form

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

Grantor's Name	<u>Wallace Shoemaker</u>	Grantee's Name	<u>Jack hernig</u>
Mailing Address	<u>15 Cliff Road</u> <u>, Childersburg, AL 35044</u>	Mailing Address	<u>254 Dog Wood Lakes Dr</u> <u>Chelsea, AL 35043</u>

Property Address	<u>Signal Valley Trail</u>	Date of Sale	<u>1/23/2015</u>
		Total Purchase Price	<u>\$9,000.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>



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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	Closing Statement		

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: _____
 _____ Unattested (verified by

Print _____
 Sign *W. Shoemaker*
 (Grantor/Grantee/Owner/Agent) circle one