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20150212000046440 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
02/12/2015 03:00:39 PM FILED/CERT

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

Send Tax Notice to:
Torie Brook Rinehart
60 Sunnyhill Road
Columbiana, AL 35051

WARRANTY DEED

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

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWENTY SIX THOUSAND ONE HUNDRED NINETY DOLLARS and NO/00 (\$26,190.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Rachel Louise Minor, a single woman, (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Torie Brooke Rinehart (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

1/3 undivided interest of the property described herein:

Commence at the NE corner of NW 1/4 of NE 1/4, Section 26, Township 21 Sou Range 1 West; thence West along the North boundary of said NW 1/4 of NE 1/4 distance of 464 feet to a point, being the NE corner of the J. M. Butler property; thence turn an angle of 111 degrees 0 minutes to the left and Southeasterly along the NE boundary of said J. M. Butler property a distance 300.25 feet to the point of beginning; thence continue along said NE boundary distance of 75.0 feet to a point; thence turn an angle of 111 degrees 0 minutes to the right and run a distance of 120 feet to a point; thence turn an angle 69 degrees 0 minutes to the right and run 75.0 feet to a point; thence turn angle of 111 degrees 0 minutes to the right and run 120.0 feet to the point beginning; said lot is situated in the NW 1/4 of NE 1/4, Section 26, Township South, Range 1 West.

The same being Lots 15, 16 and 17, according to survey of J. B. Compton prope recorded in Map Book 3 at Page 16 in the Probate Office of Shelby Cour Alabama.

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2014.
- 2. Easements, restrictions, rights of way, and permits of record.

Grantors herein are all the surviving heirs at law of Timothy Wayne Corley and Linda Gail Corley, both deceased.

Timothy Wayne Corley and Linda Gail Corley is the grantee in that certain deed recorded in Instrument No. 1997-34259 in the Office of the Judge of Probate, Shelby County, Alabama.

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 12 day of February, 2015.

Rachel Louise Minor
Rachel Louise Minor

STATE OF ALABAMA)
COUNTY OF Elmore

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Rachel Louise Minor**, 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.

Given under my hand and official seal this 12th day of February, 2015.

Benignus Jackson
Notary Public
My Commission Expires: 1/21/18

Shelby County, AL 02/12/2015
State of Alabama
Deed Tax: \$9.00

Real Estate Sales Validation Form

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

Grantor's Name Rache Louise Minor
Lauren Alisa Garrison
Angel Marie Johnson
Mailing Address 115 Butler Street
Columbiana, AL 35051
Property Address 115 Butler Street
Columbiana, AL 35051

Grantee's Name Torie Brooke Rinehart
Mailing Address 60 Sunnyhill Road
Columbiana, AL 35051
Date of Sale
Total Purchase Price
or
Actual Value
or
Assessor's Market Value \$8730.00

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 tax value (1/3)

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 2-12-15

Print Torie Brooke Rinehart

Unattested

AC
(verfied by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one