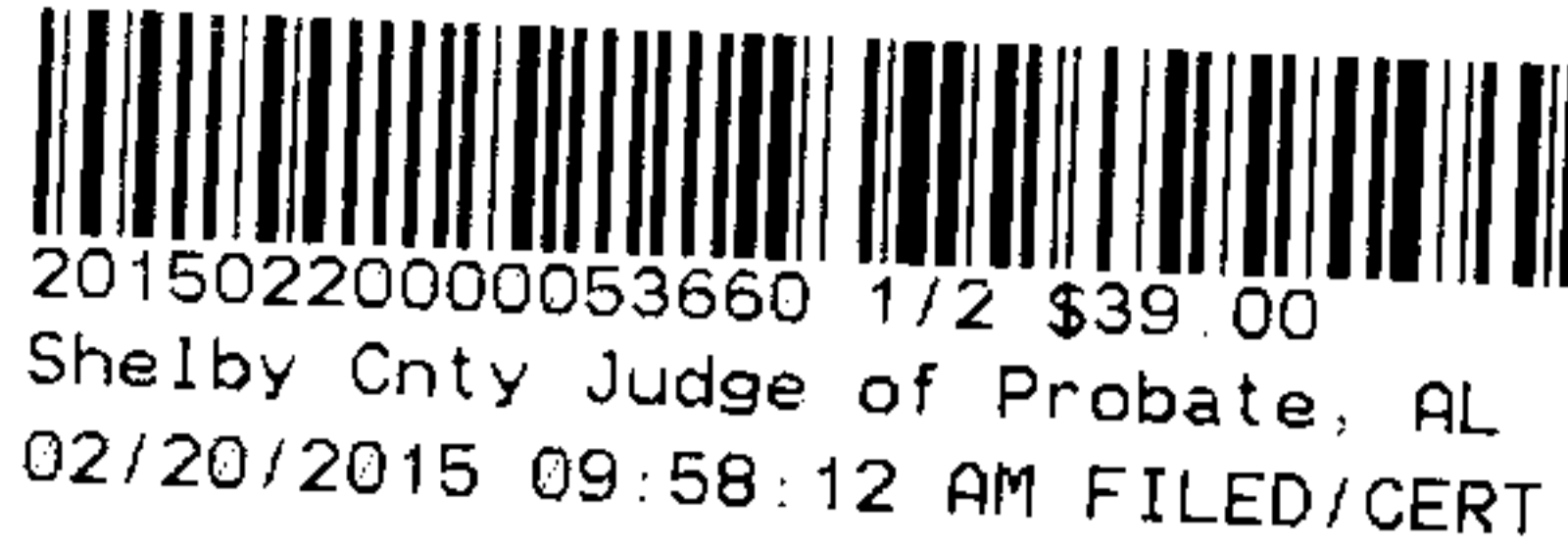


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051



Send Tax Notice to:
Janice Oliver
Zachery Hallford
84 Hwy 97
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TWENTY ONE THOUSAND SIX HUNDRED TEN DOLLARS AND 00/100 (\$21,610.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **JANICE OLIVER, a single woman**(herein referred to as *Grantor*) grant, bargain, sell and convey unto **JANICE OLIVER and ZACHERY K. HALLFORD**,(herein referred to as *Grantees*), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

Parcel 1

Commence at the SE Corner of the SW ¼ of the SE ¼ of Section 32, Township 21 South, Range 1 West, Shelby County, Alabama; thence N90°00'00"W, a distance of 231.00'; thence N02°03'45"E, a distance of 186.78' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 88.29'; thence S66°07'06"W, a distance of 250.00'; thence S19°15'55"E, a distance of 97.14'; thence N61°34'15"E, a distance of 219.88' to the POINT OF BRGINNING.

SUBJECT TO:

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

Janice Hallford and Janice Oliver is one and the same person

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 29th day of January, 2015



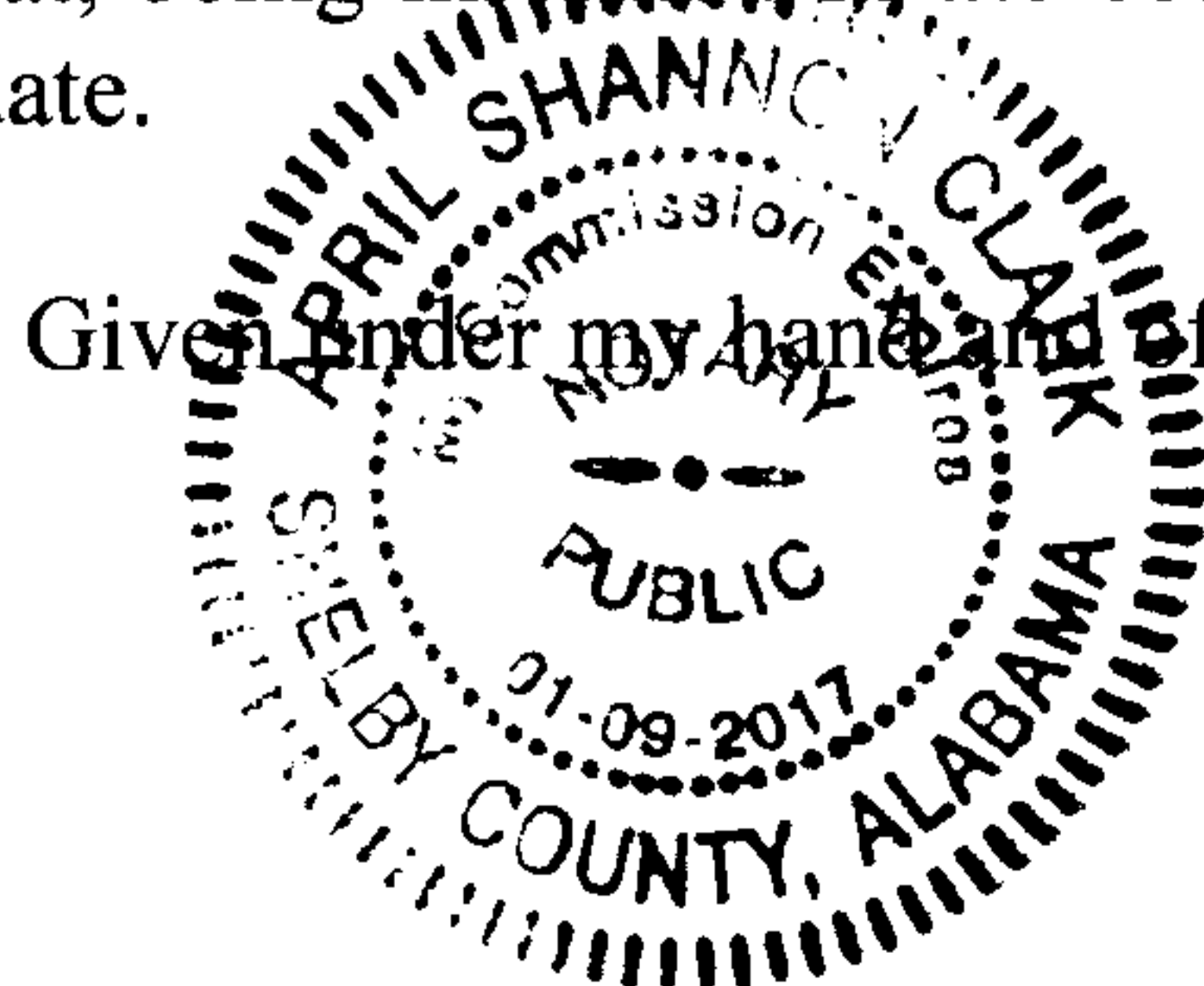
JANICE OLIVER

Shelby County, AL 02/20/2015
State of Alabama
Deed Tax: \$22.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Janice Oliver** 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of January, 2015.





Notary Public
My Commission Expires: 1-9-2017

Real Estate Sales Validation Form

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

Grantor's Name: Janice L. Oliver
Mailing Address: 84 Highway 97, Columbiana, AL 35051
Property Address: 74 Highway 97, Columbiana, AL 35051
Grantee's Name: Zachery K. Hallford
Mailing Address: 84 Highway 97, Columbiana, AL 35051
Date of Sale: 1-29-15
Assessor's Market Value: \$21,610.00

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

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.
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: 1-29-15
Unattested
AC (verified by)
Print: Mike T. Atchison
Sign: Mike Atchison (Grantor/Grantee/Owner/Agent) circle one