

**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**

Shelby County, AL 03/02/2015  
State of Alabama  
Deed Tax: \$32.00

*Send Tax Notice to:*  
**Veronica Posey**  
**PO Box 112**  
**Harpersville AL 35078**

**WARRANTY DEED**

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

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **THIRTY ONE THOUSAND SIX HUNDRED DOLLARS and NO/00 (\$31,600.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Henry Posey, a single man, Veronica Posey, a single woman, Rodney Posey, a single man, Shedrick Posey, a single man and Cameron Posey a single woman***, (herein referred to as ***Grantors***), grant, bargain, sell and convey unto, ***Veronica Posey*** (herein referred to as ***Grantee***), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

***SEE ATTAHEC EXHIBIT A FOR LEGAL DESCRIPTION***

**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 heirs of Fanny B. Posey. Fanny B. Posey is deceased, having died on August 9, 2008.

**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 \_\_\_\_ day of November, 2014.

*Henry Posey*  
Henry Posey


*Rodney Posey*  
Rodney Posey

*Cameron Posey*  
Cameron Posey

*Veronica Posey*  
Veronica Posey

*Shedrick Posey*  
Shedrick Posey

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

  
20150302000063860 1/4 \$58.00  
Shelby Cnty Judge of Probate, AL  
03/02/2015 01:40:48 PM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Henry Posey***, 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 14<sup>th</sup> day of January, 2014<sup>5</sup>.

*Louis Mae Janis*  
Notary Public  
My Commission Expires: 1-17-2016

STATE OF ALABAMA)  
COUNTY OF SHELBY)

~~Veronica~~ I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ~~Valerie Posey~~, 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 14<sup>th</sup> day of January, 2014<sup>5</sup>.

Teris Mac Jarvis  
Notary Public

My Commission Expires: 1-17-2016

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Rodney Posey**, 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 6 day of November, 2014.

Terry Bunker  
Notary Public

My Commission Expires: 8-4-15

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Shedrick Posey**, 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 14<sup>th</sup> day of January, 2014<sup>5</sup>.

Teris Mac Jarvis  
Notary Public

My Commission Expires: 1-17-2016

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Cameron Posey**, 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 1<sup>st</sup> day of March, 2014<sup>5</sup>.

Teris Mac Jarvis  
Notary Public

My Commission Expires: 1-17-2016

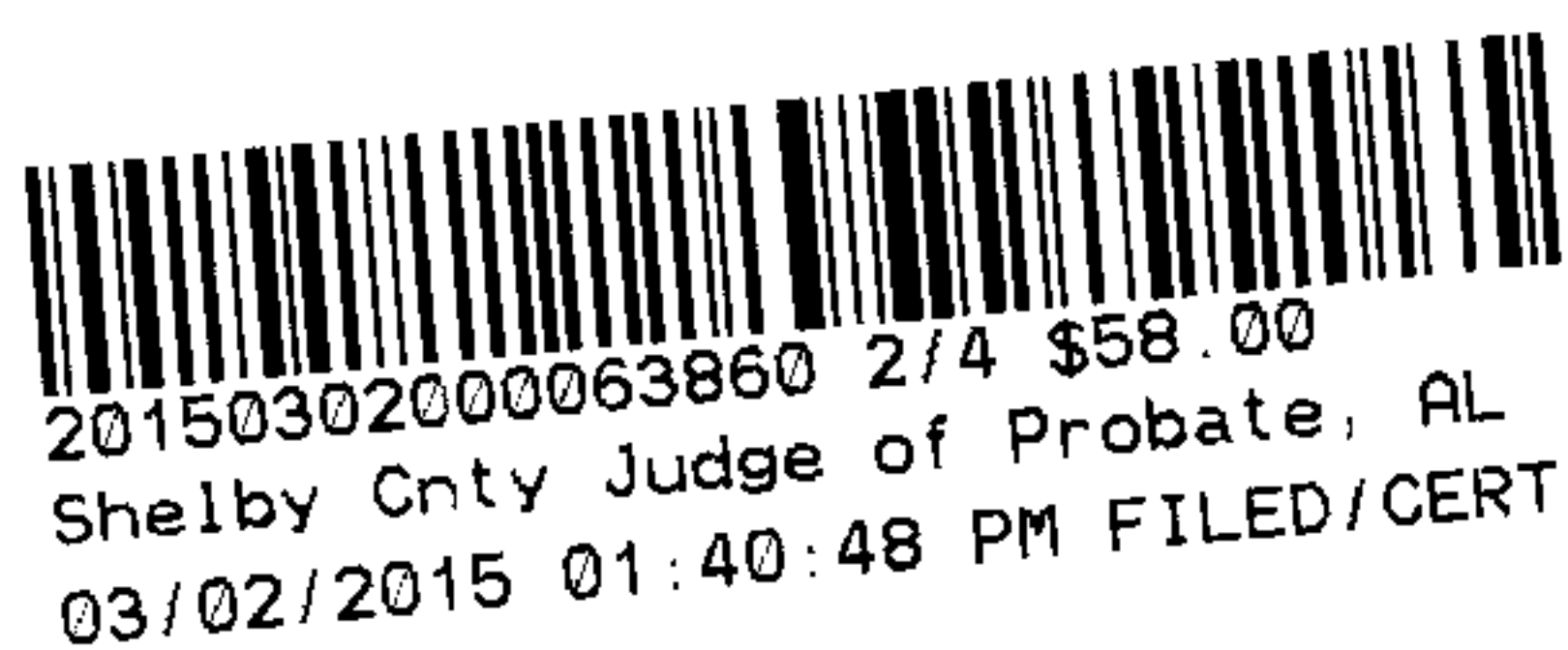



EXHIBIT A  
LEGAL DESCRIPTION

Commence at the NW corner of John Gardner, Jr. property and run in a Northerly direction along said Field Road a distance of 105 feet; thence right in an Easterly direction a distance of 210 feet; thence in a Southerly direction for a distance of 105 feet to the Northeast corner of John Gardner, Jr. property; thence run in a Westerly direction 210 feet along the North line of John Gardner, Jr. property to point of beginning, said property being situated in the East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 27, Township 19, Range 2 East, together with any and all existing roadways for driveways as permanent access and ingress to and from said property.  
Less and except any existing road right of ways of record.

Being the same property as described in Deed Book 323, Page 111.

  
20150302000063860 3/4 \$58.00  
Shelby Cnty Judge of Probate, AL  
03/02/2015 01:40:48 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  
Mailing Address

Henry Posey  
PO Box 112 113 Brooklyn Ln  
Harpersville, AL 35078

Grantee's Name  
Mailing Address

Veronica Posey  
PO Box 113 Brooklyn Ln  
Harpersville AL 35078

Property Address

113 Brooklyn Ln  
Harpersville AL

Date of Sale

1/14/15

Total Purchase Price \$

31,600.

or

Actual Value

\$

or

Assessor's Market Value \$

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

20150302000063860 4/4 \$58.00  
Shelby Cnty Judge of Probate, AL  
03/02/2015 01:40:48 PM FILED/CERT

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

3/2/15

Print

Veronica Posey

Sign

Veronica Posey

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1