

This instrument was prepared by:
Mitchell A. Spears
Attorney at Law
P O Box 119
Montevallo AL 35115
(205)665-5076

Send Tax Notice to: **Tina Monks**
1730 Co Rd 38
Jemison AL 35085

MINIMUM VALUE: \$20,000.00

Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That, in consideration of **ONE DOLLAR (\$1.00), and other good and valuable consideration**, to the undersigned Grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I (we),

TaKisha L. Motley, an unmarried woman

(herein referred to as Grantor, whether one or more), hereby grant, bargain, sell and convey unto

Tina Monks, as Administratrix of the Estate of James D. Brand, Jr.

(herein referred to as GRANTEE) the following described real estate situated in **SHELBY** County, Alabama, to-wit:

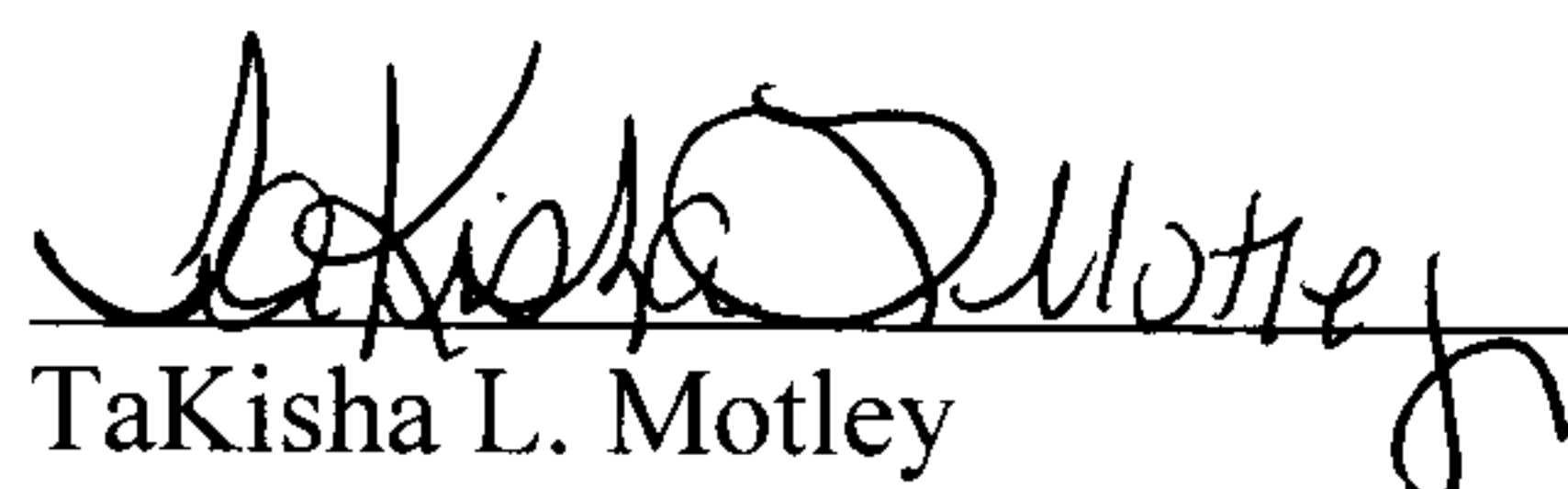
Reference is hereby made to Exhibit "A", attached hereto and incorporated herewith, as though fully set out herein.

TO HAVE AND TO HOLD to the said GRANTEE and to the heirs and assigns of Grantee forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his 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 GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 2nd day of March, 2015.


TaKisha L. Motley

STATE OF ALABAMA

COUNTY OF Jefferson/Shelby

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **TaKisha L. Motley**, 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 that same bears date.

Given under my hand and official seal, this the 02nd day of March, 2015.

Angela Denise Nease
Notary Public
My Commission Expires: 12/29/2018

State of AL
County of Jefferson/Shelby
Subscribed and sworn to (or affirmed) before me this
02nd day of March 2015
By TAKISHA L. MOTLEY
Personally known _____ OR produced identification ☒
Type identification produced _____
Angela Denise Nease
Notary Public

MY COMMISSION EXPIRES:
December 29, 2018


20150309000072080 2/4 \$43.00
Shelby Cnty Judge of Probate, AL
03/09/2015 01:10:32 PM FILED/CERT

EXHIBIT "A"

A parcel of land situated in the SE 1/4 of the SW 1/4 of Section 22, Township 22 South, Range 3 West, more particularly described as follows:

Commence at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 22 South, Range 3 West; thence South 00 degrees 12 minutes 55 seconds West along the East line of said quarter-quarter for 209.66 feet to an iron pin and cap; thence North 89 degrees 30 minutes 08 seconds West along the South boundary line of Delbert Brand for a distance of 114.33 feet to the point of beginning, said point being a 5/8 inch capped rebar, "CA 845 LS" thence leaving said South line travel the following courses and distances, South 23 degrees 24 minutes 53 seconds West for a distance of 92.12 feet; thence South 20 degrees 37 minutes 48 seconds West for a distance of 40.14 feet; thence South 01 degree 20 minutes 41 seconds West for a distance of 81.29 feet; thence South 18 degrees 59 minutes 03 seconds East for 98.55 feet; thence South 66 degrees 20 minutes 21 seconds West for 82.80 feet; thence North 85 degrees 09 minutes 07 seconds West for 300.37 feet; thence North 83 degrees 52 minutes 48 seconds West for 50.76 feet to the remains of an old wire fence; thence travel North 17 degrees 23 minutes 07 seconds West along said fence a distance of 76.89 feet to a 3/8" iron rod; thence leaving said fence, North 37 degrees 36 minutes 35 seconds West for 201.70 feet to a 1" open iron pipe on the southern right of way of a Norfolk Southern Railroad right of way; thence North 52 degrees 35 minutes 00 seconds East along the said Norfolk Southern Railroad right of way for 146.19 feet; thence leaving said right of way, South 89 degrees 30 minutes 08 seconds East for 150.00 feet; thence North 52 degrees 35 minutes 00 seconds East for 26.04 feet; thence South 00 degrees 12 minutes 55 seconds West for 34.87 feet; thence South 89 degrees 30 minutes 08 seconds East for 305.63 feet to the said point of beginning.

According to the survey of David Brister, dated January 15, 2015.

SIGNED FOR IDENTIFICATION PURPOSES ONLY.

DATE: 3-2-15


TAKISHA L. MOTLEY


20150309000072080 3/4 \$43.00
Shelby Cnty Judge of Probate, AL
03/09/2015 01:10:32 PM FILED/CERT

Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Takisha Motley
Mailing Address P. O. Box 363
Montevallo AL 35115

Grantee's Name Tina Monks, Administratrix
Mailing Address 1730 Hwy 38
Jemison AL 35085

Property Address 20 Brand St.
Montevallo AL 35115

Date: _____
Total Purchase Price \$ _____
Or
Actual Value \$ 20,000.00
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

XX _____

Appraisal
Other Mediation Settlement, Shelby County
Circuit Court, CV-2013-900341

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.

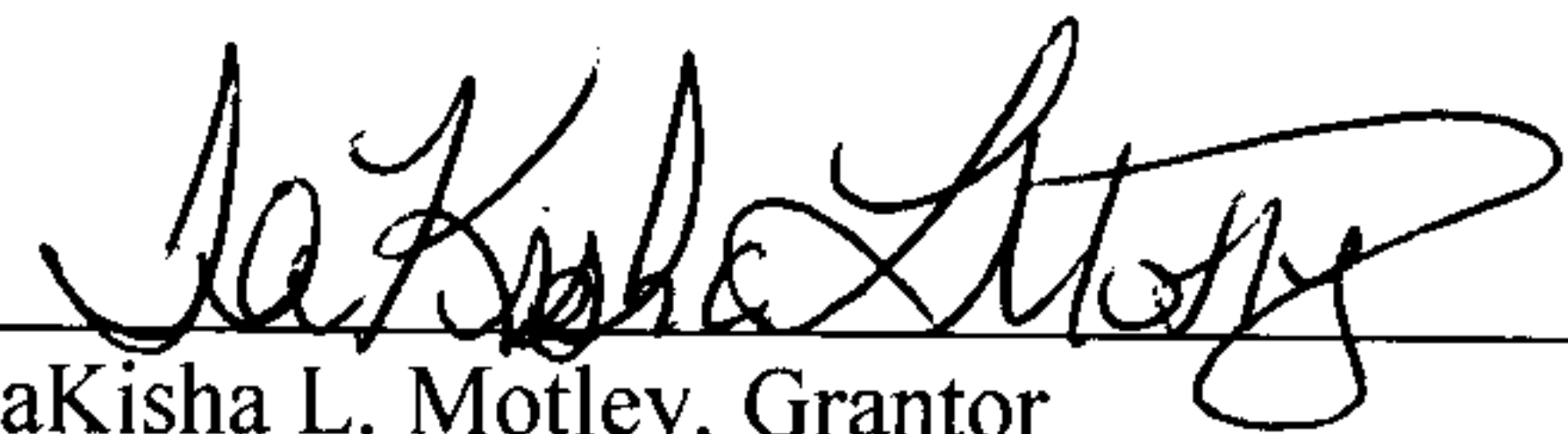
Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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).

Sign


TaKisha L. Motley, Grantor