

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

Send Tax Notice To: W M Properties, Inc.

1850 74th ave  
Calera, AL 35040

File No.: S-15-21986

## WARRANTY DEED



20150311000075830 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
03/11/2015 02:23:59 PM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Twenty Thousand Dollars and No Cents (\$120,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Roy H. Hadaway, June A. Hadaway, as husband and wife, and Donna C. Smitherman, a single woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **W M Properties, LLC** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

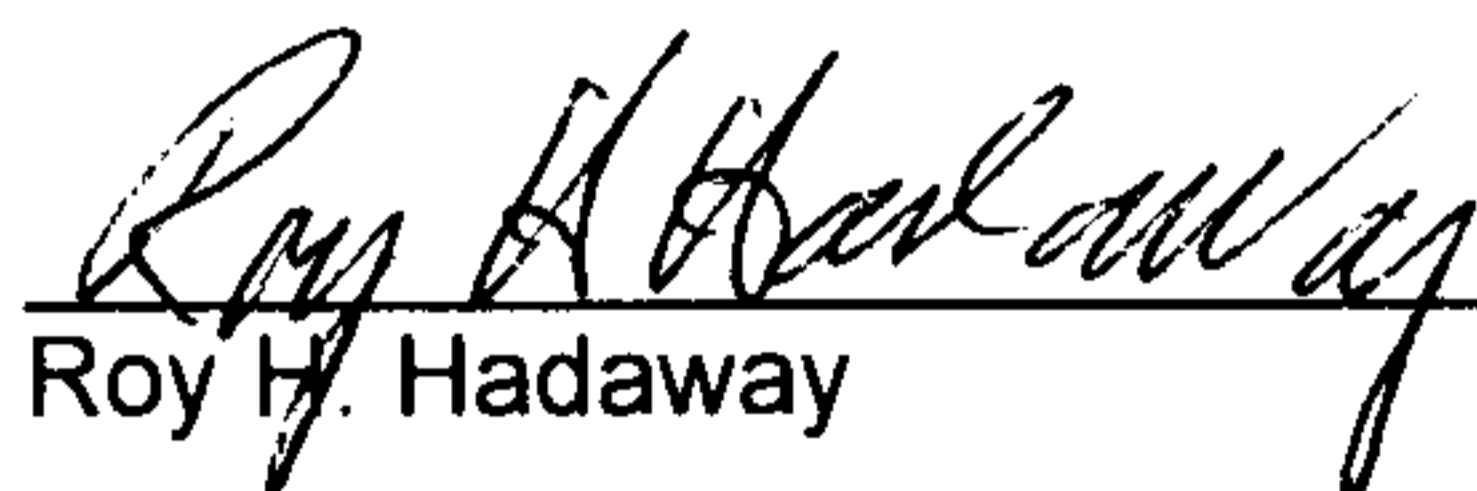
**Property may be subject to taxes for 2015 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.** No Part of the Homestead of the Grantors herein.

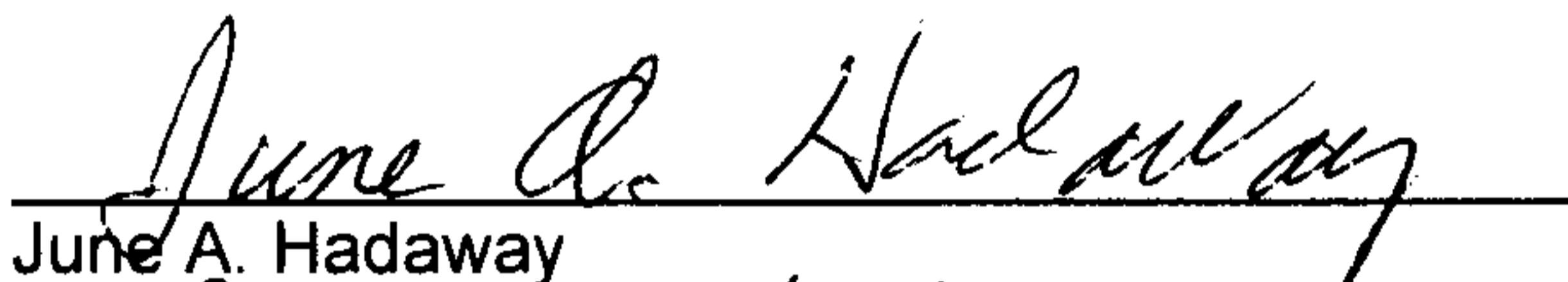
**\$123,000.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

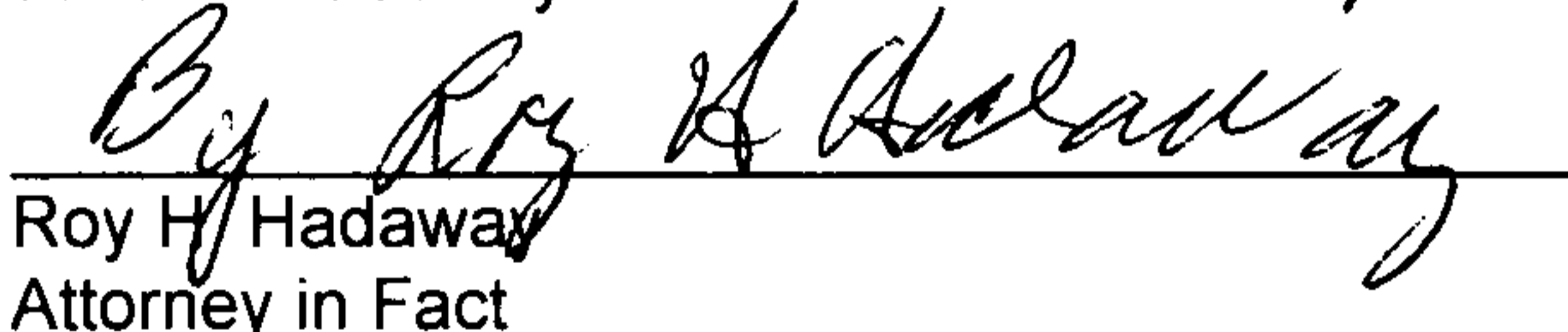
TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

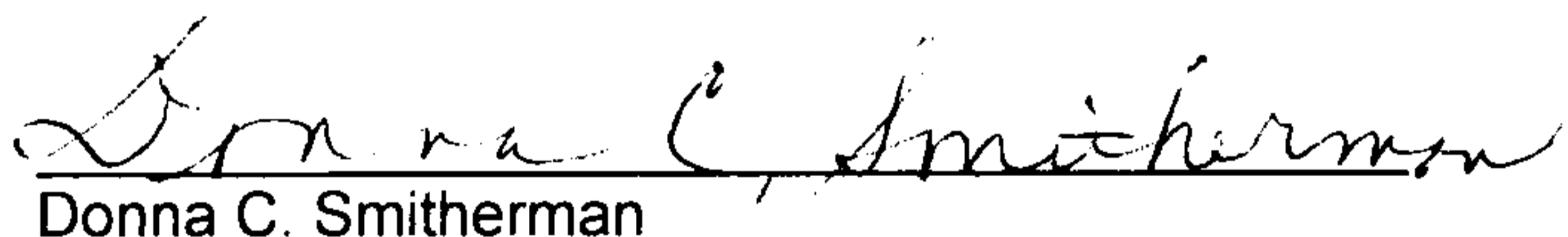
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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 said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 5th day of March, 2015.

  
Roy H. Hadaway

  
June A. Hadaway

  
Roy H. Hadaway  
Attorney in Fact

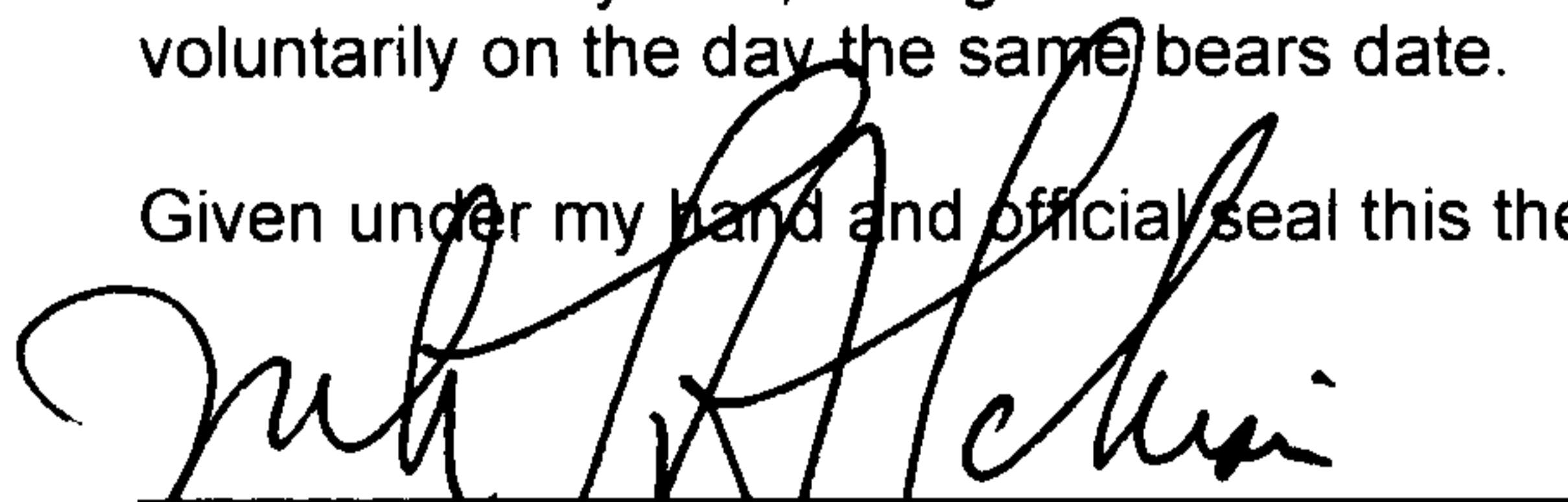
  
Donna C. Smitherman

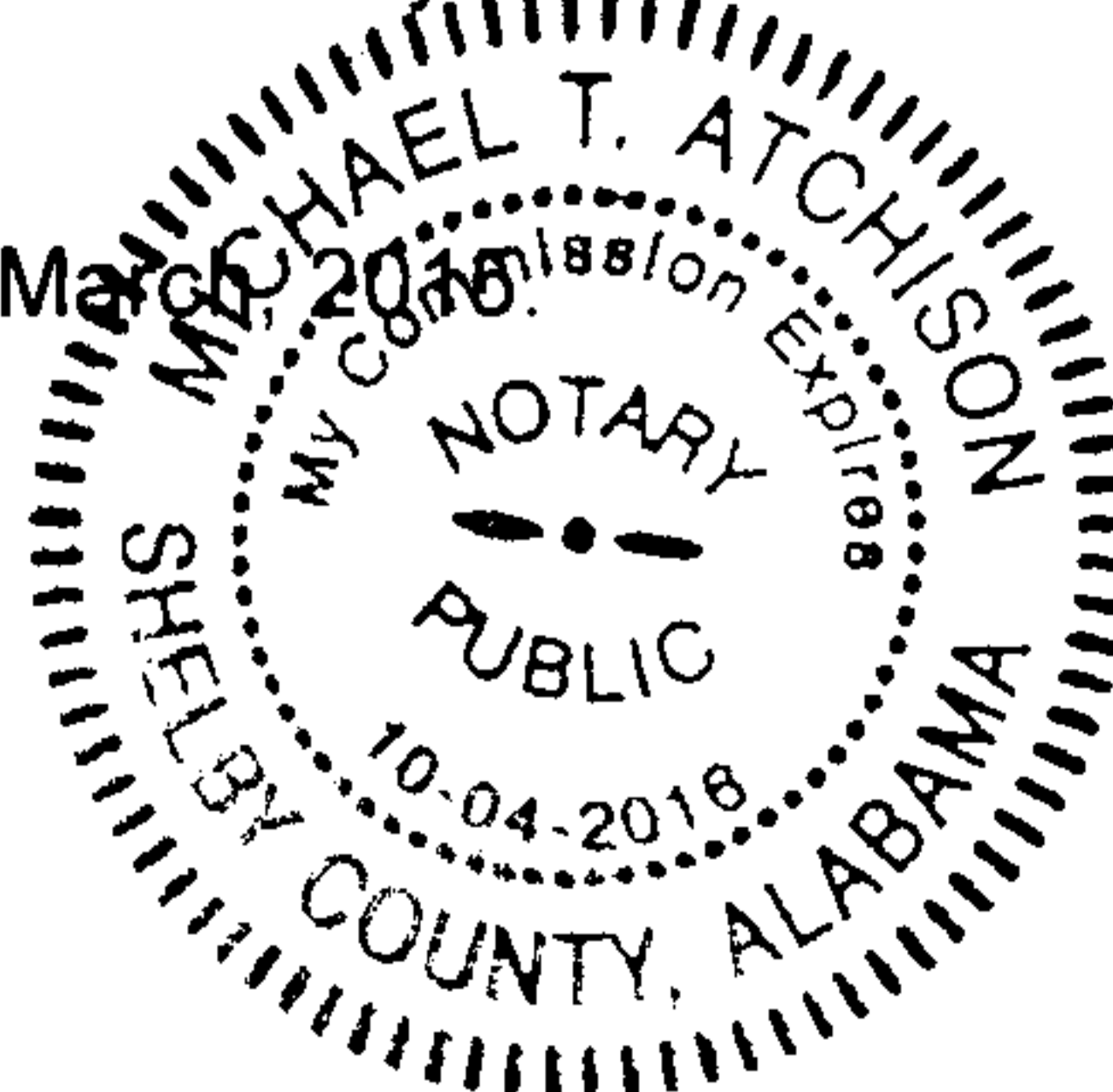
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Roy H. Hadaway, June A. Hadaway, by Roy H. Hadaway as Attorney in Fact and Donna C. Smitherman, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of March, 2015.


  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: October 04, 2016



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A part of Lots 4, 5 & 6 of Block 27, according to Dunstan's Map of Calera, being situated in the SW 1/4 of NW 1/4 of Section 21, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows:

Beginning at the point of intersection of the center line of Montgomery Avenue and the center of the main line of the Southern Railroad; thence North along the centerline of Montgomery Avenue, a distance of 459 feet; thence at a right angle left a distance of 40 feet to a point of beginning at an iron pin; thence at a right angle to the right, North along the West line of said avenue a distance of 75 feet; thence at an interior angle of 89 degrees 29 minutes left Westerly a distance of 150 feet to an alley; thence at an interior angle of 90 degrees 23 minutes left a distance of 75 feet; thence at an interior angle of 89 degrees 27 minutes left a distance of 150 feet to the point of beginning; being situated in Shelby County, Alabama.

  
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Shelby Cnty Judge of Probate: AL  
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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 Roy H. Hadaway  
June A. Hadaway  
Donna C. Smitherman

Mailing Address 7 County Club Dr  
Calera AL 35040

Property Address 8120 & 8124 Hwy 31 S  
Calera, AL 35040

Grantee's Name W M Properties, Inc.

Mailing Address 1850 7th Ave  
Calera AL 35040


Date of Sale March 05, 2015  
Total Purchase Price \$120,000.00

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  
xx Sales Contract  
\_\_\_\_ Closing Statement

\_\_\_\_ Appraisal  
\_\_\_\_ Other

  
20150311000075830 3/3 \$22.00  
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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 March 04, 2015

\_\_\_\_ Unattested

\_\_\_\_\_  
(verified by)

Print M. H. T. Hadaway

Sign W. H. T. Hadaway  
(Grantor/Grantee/Owner/Agent) circle one