

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

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

Send Tax Notice to:
Margaret B. Hairston
P.O. Box 329
Vincent, AL 35178

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **SEVEN HUNDRED FORTY SIX THOUSAND SIX HUNDRED FIFTY DOLLARS AND ZERO CENTS (\$746,650.00)**, 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, ***Margaret B. Hairston, as Trustee of the Louise T. Bell Credit Shelter Trust, u/w/o Louise T. Bell, deceased, Probate Case No. PR-2003-00339*** (herein referred to as ***Grantor***) grant, bargain, sell and convey unto ***Margaret B. Hairston and James A. Hairston*** (herein referred to as ***Grantees***), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

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

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 16th day of March, 2015.

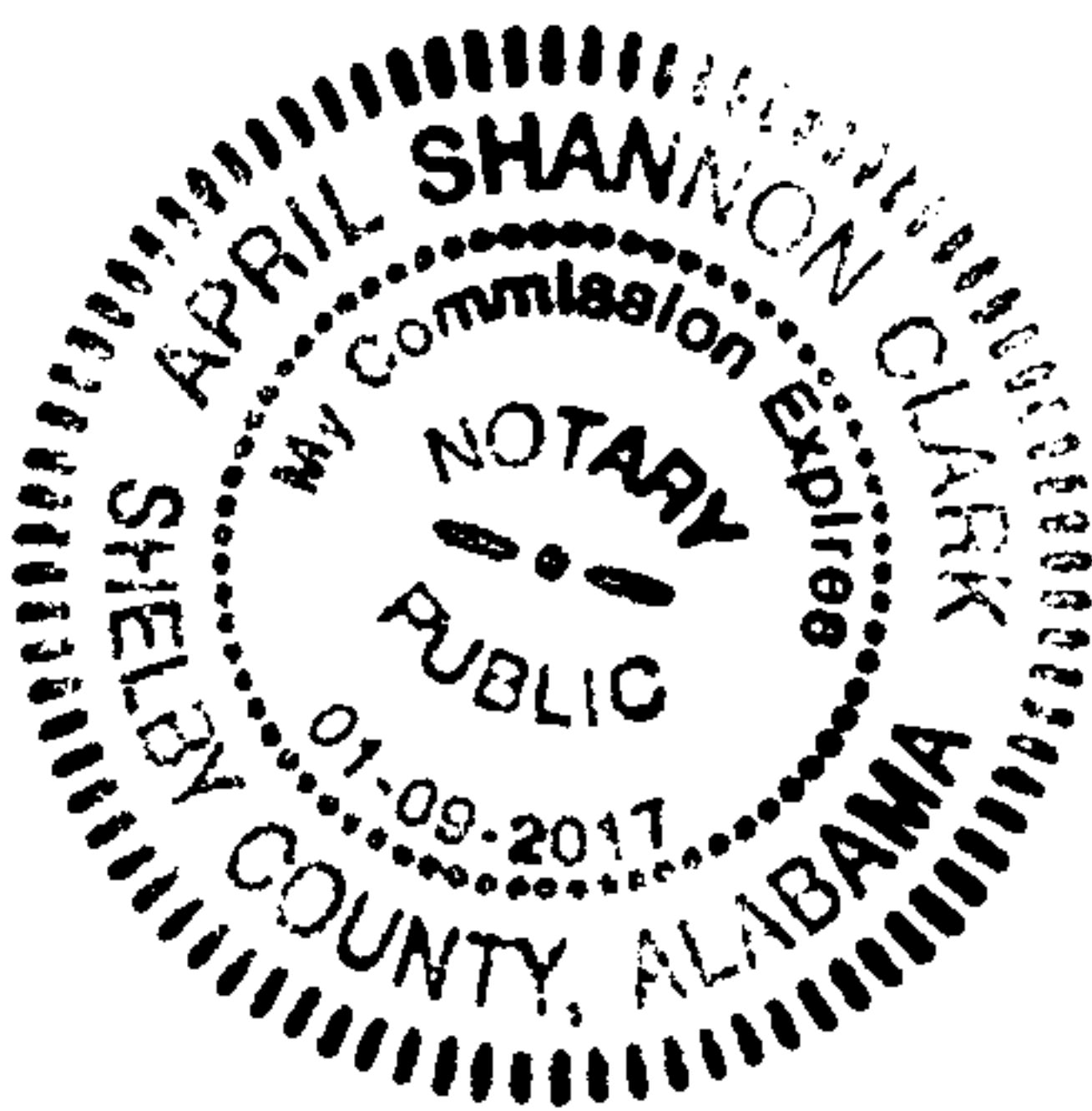
Shelby County, AL 03/19/2015
State of Alabama
Deed Tax: \$747.00

*Margaret B. Hairston as Trustee
of the Louise T. Bell
Credit Shelter Trust*
**Margaret B. Hairston, as Trustee of the Louise
T. Bell Credit Shelter Trust, u/w/o Louise T.
Bell, deceased, Probate Case No. PR-2003-
00339**

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***Margaret B. Hairston, as Trustee of the Louise T. Bell Credit Shelter Trust, u/w/o Louise T. Bell, deceased, Probate Case No. PR-2003-00339***, 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 16th day of March, 2015.



April Clark
Notary Public
My Commission Expires: 1-9-2017

20150319000085930 1/3 \$767.00
Shelby Cnty Judge of Probate, AL
03/19/2015 10:14:03 AM FILED/CERT

EXHIBIT A – LEGAL DESCRIPTION

Part of the NW¼ and NE¼ of Section 15, Township 19 South, Range 2 East; begin at the SE corner of the NE¼ of NW¼ of Section 15, Township 19 South, Range 2 East for point of beginning, thence West 1,330 feet; thence North 1,265 feet; thence East 270 feet; thence South 210 feet; thence East 315 feet; thence North 210 feet; thence East 350 feet; thence South 150 feet; thence East 245 feet; thence South 150 feet; thence West 110 feet; thence Southeast 210 feet; thence West 137.45 feet; thence Southeast 404.7 feet; thence Northeast 100 feet; thence Southeast 310 feet; thence Northeast 210 feet; thence South 301.98 feet; thence East 210 feet to right-of-way; Southerly 680 feet; thence Southwest 105 feet; thence Southeast 210 feet; thence Northeast 105 feet; thence Southeast 100 feet; thence Northeast 460 feet; thence Northwest 210 feet; thence Southwest 420 feet; thence Northwest 290 feet; thence Northeast 220 feet; thence Northwest 195 feet; thence Northeast 120 feet; thence Southeast 166.4 feet; thence Northeast 261.78 feet; thence Northwest 226.4 feet; thence Southwest 370 feet; thence North 138.3 feet; thence Northeast 290 feet; thence Northwest 415.1 feet; thence Southwest 250 feet; thence Northwest 210 feet; thence Northeast 210 feet; thence Northwest 250 feet; thence Southwest 210 feet; thence Northwest 181 feet; thence North 115 feet; thence East 250 feet; thence South 100 feet; thence Southeast 91 feet; thence East 195 feet; thence North 150 feet; thence Southeast 290 feet; thence Southeast 420 feet to East line of W½ of NE¼; South along East line 1,090 feet; thence Southwest 630 feet to Southwest right-of-way of County Road 81; thence Southeast along road 200 feet; thence Southwest 208.71 feet; thence Southeast 104.35 feet to South line of NE¼; thence Northeast 210 feet to County Road 81; thence Southeast along said road 215 feet; thence West 1,135 feet; thence North 1,320 feet to point of beginning.

Less and except deed recorded in Instrument No. 20070906000418260, Probate Office Shelby County Alabama,
Less and except deed recorded in Instrument No. 20070906000418270, Probate Office Shelby County, Alabama.

Also conveyed herein:

The south 1200 feet of Section 30, Township 19 South, Range 3 East, Shelby County, Alabama lying West of the Coosa River; also, the North ½ of Section 31, Township 19 South, Range 3 East, lying West of the Coosa River and North of Locust Creek.


20150319000085930 2/3 \$767.00
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	<u>Margaret B. Hairston as</u> <u>Trustee of the Louise T. Bell</u> <u>Credit Shelter Trust</u>	Grantee's Name	<u>Margaret B. Hairston</u>
Mailing Address	<u>P.O. Box 329</u> <u>Vincent, AL 35178</u>	Mailing Address	<u>P.O. Box 329</u> <u>Vincent, AL 35178</u>
Property Address	<u>Vacant Property</u>	Date of Sale	<u>3-16-15</u>
		Total Purchase Price	<u> </u>
		or	
		Actual Value	<u> </u>
		or	
		Assessor's Market Value	<u>\$746,650.00</u>

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	☐ Appraisal
☐ Sales Contract	☒ Other <u>tax value</u>
☐ Closing Statement	

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 3-16-15

Print Mike T. Atchison

Unattested

AC
(verified by)

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


20150319000085930 3/3 \$767.00
Shelby Cnty Judge of Probate, AL
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Form RT-1