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DEEDS 1/4

Prepared by:  
Chesley P. Payne  
Massey, Stotser & Nichols, PC  
1780 Gadsden Highway  
Birmingham, AL 35235  
File No.: 20152097

Send Tax Notice To:  
Danny P. Rary  
77 Rary Trail  
Wilsonville, AL 35186

## GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of **Ten Dollars and No Cents (\$10.00)** and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, Virginia Turner Rary, an unmarried woman; Danny Preston Rary, a married man and Thomas Richard Rary, Jr., a married man (herein referred to as GRANTOR, whether one or more) does by these presents grant, bargain, sell and convey unto **Danny P. Rary** (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 and made a part hereof by reference.

**SUBJECT TO:** (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any

**Note:** \$129,535.32 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

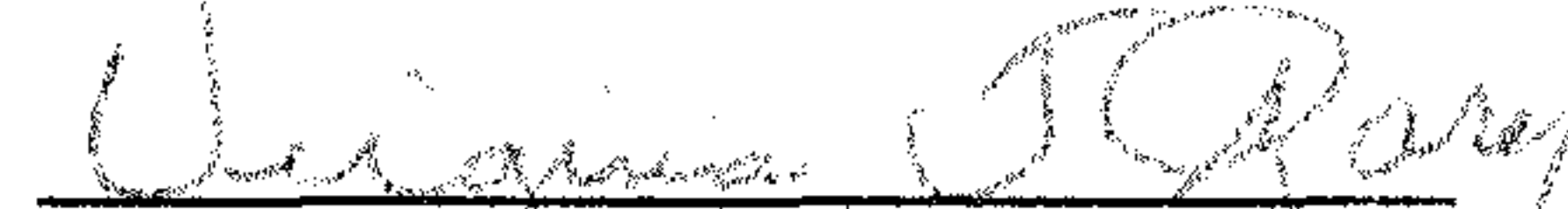
This property is not the homestead of the Grantors or their spouses as defined by the Code of Alabama.

**TO HAVE AND TO HOLD**, to the said GRANTEE, his heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I (we) have set my (our) hand(s) and seal(s), this 13th day of March, 2015.

  
\_\_\_\_\_  
Danny Preston Rary

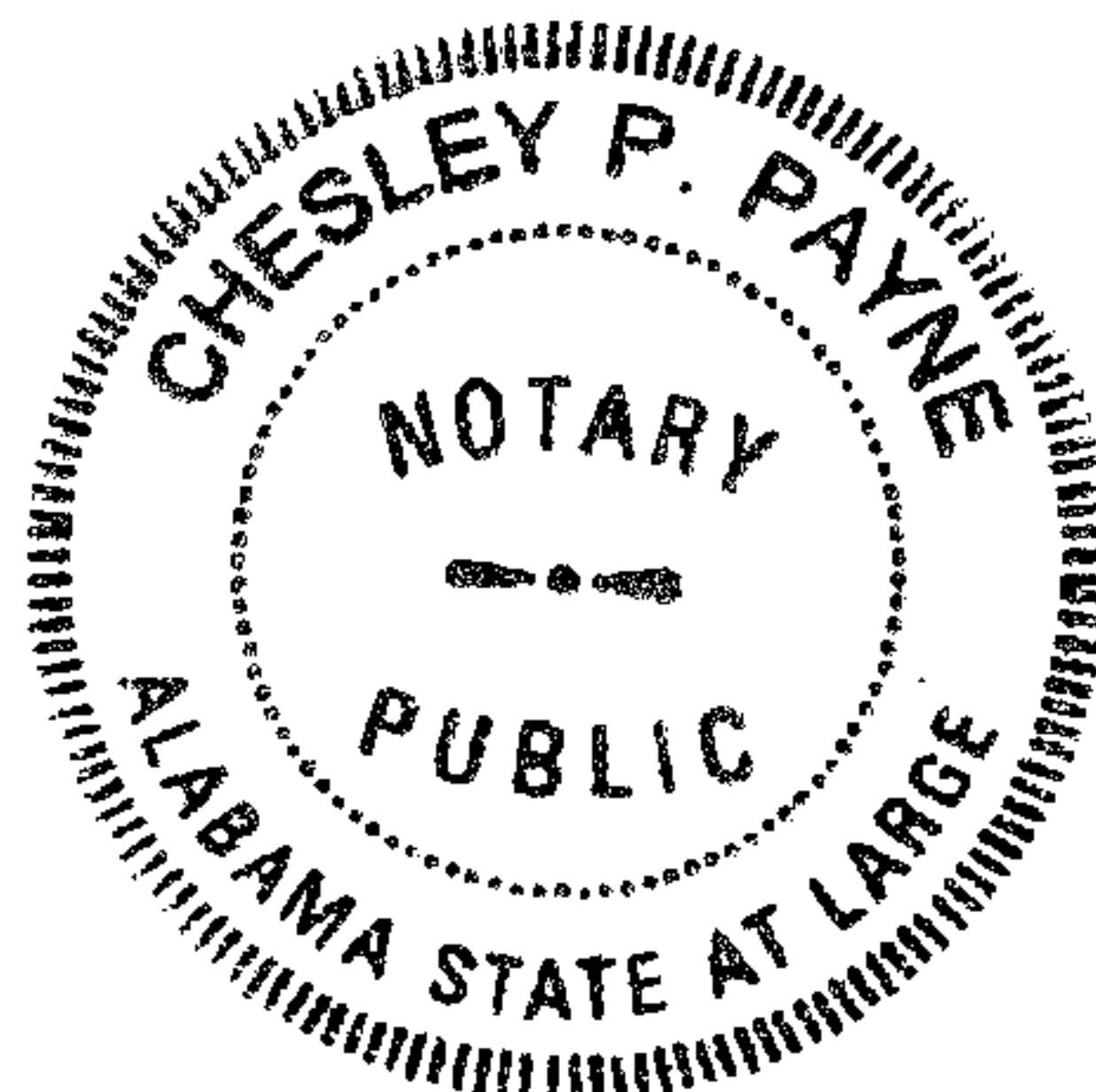
  
\_\_\_\_\_  
Virginia Turner Rary

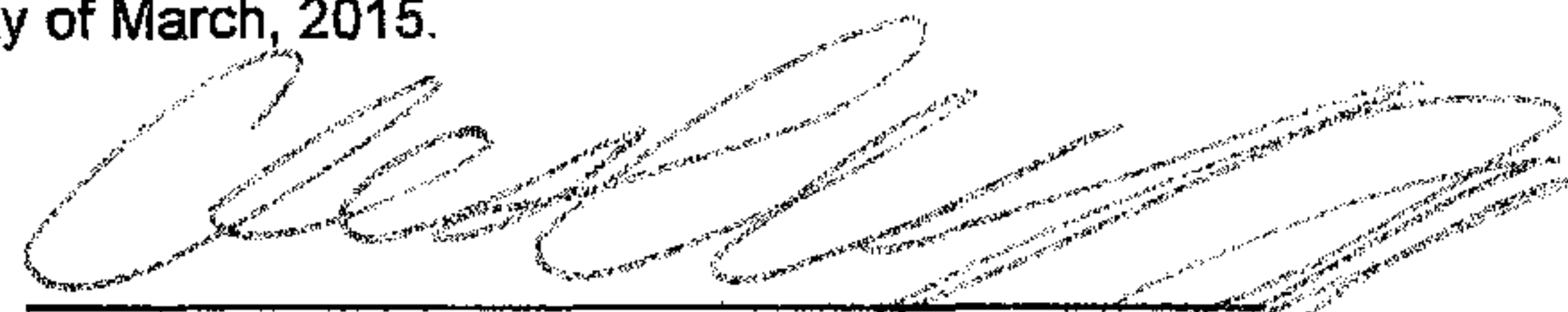
  
\_\_\_\_\_  
Thomas Richard Rary, Jr.

State of Alabama  
County of Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Danny Preston Rary, 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 for and as his act on the day the same bears date.

Given under my hand and official seal this 13th day of March, 2015.

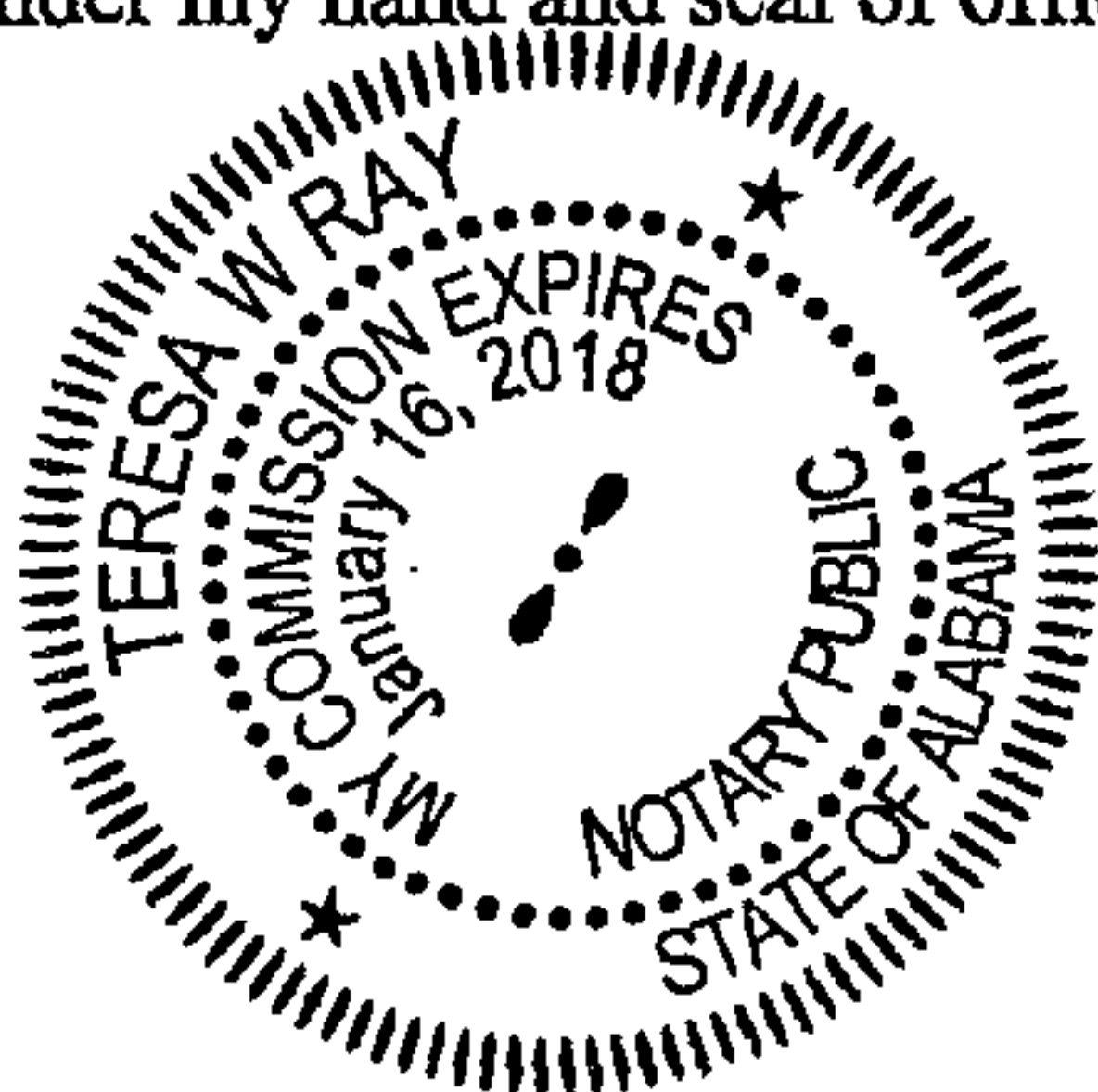


  
\_\_\_\_\_  
Notary Public: Chesley P. Payne  
My Commission Expires: August 02, 2015

STATE OF ALABAMA 0  
COUNTY OF JEFFERSON 0

On this 16<sup>th</sup> day of March, 2015, I, the undersigned authority, a Notary Public in and for said County and in said State, hereby certify that Virginia Turner Rary, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, she executed the same voluntarily and as her act on the day the same bears date.

Given under my hand and seal of office, this the 16<sup>th</sup> day of March, 2015.

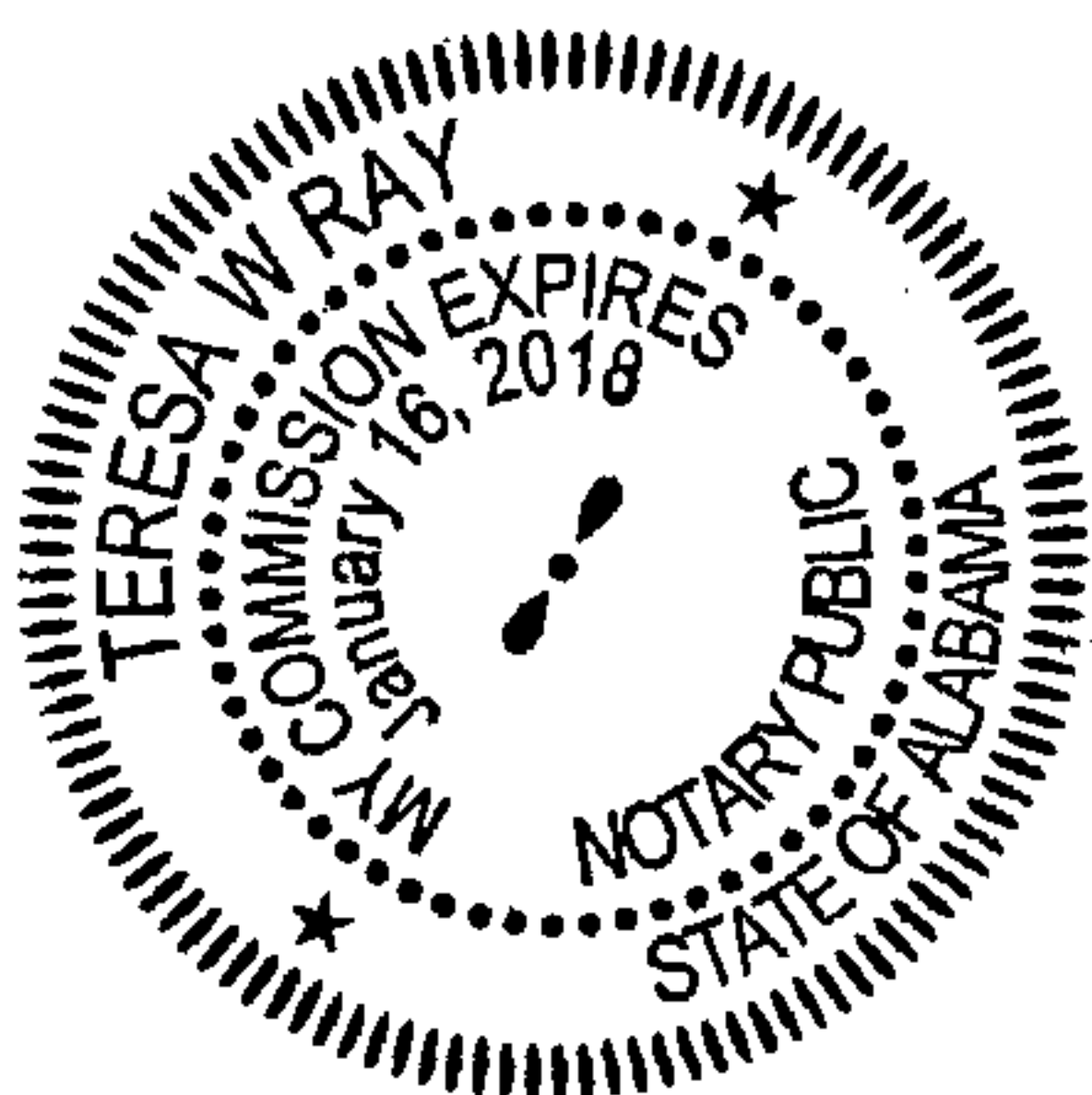


Teresa W. Ray  
NOTARY PUBLIC  
STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: 1-16-18

STATE OF ALABAMA 0  
COUNTY OF JEFFERSON 0

On this 16<sup>th</sup> day of March, 2015, I, the undersigned authority, a Notary Public in and for said County and in said State, hereby certify that Thomas Richard Rary, Jr., whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, he executed the same voluntarily and as his act on the day the same bears date.

Given under my hand and seal of office, this the 16<sup>th</sup> day of March, 2015.



Teresa W. Ray  
NOTARY PUBLIC  
STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: 1-16-18

EXHIBIT "A"  
LEGAL DESCRIPTION

A part of Lot 5, according to the Survey of Janie W. Wallace Heirs Subdivision, as recorded in Map Book 10, Page 57, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 33, Township 20 South, Range 2 East; thence north 90 degrees 00 minutes 00 seconds East along the north  $\frac{1}{4}$  line for a distance of 74.90 feet to the eastern right of way of Mallery Road, said point begin the point of beginning of the parcel herein described; thence leaving said Mallery Road right of way continue North 90 degrees 00 minutes 00 seconds East along said  $\frac{1}{4}$  line for a distance of 723.04 feet; thence leaving said  $\frac{1}{4}$  line run South 00 degrees 16 minutes 02 seconds West for a distance of 880.13 feet; thence North 84 degrees 56 minutes 25 seconds West for a distance of 302.4 feet; thence North 00 degrees 16 minutes 02 seconds West for a distance of 609.22 feet; thence north 90 degrees 00 minutes 00 seconds West for a distance of 306.94 feet to the eastern right of way of said Mallery Road, said point being on a curve to the left having a radius of 500.00 feet and a chord bearing of North 22 degrees 03 minutes 53 seconds West, with a chord distance of 134.91; thence along said right of way curve to the left for a distance of 135.32 feet; thence continue along said right of way North 28 degrees 49 minutes 05 seconds West for a distance of 135.07 feet to the point of beginning.

Together with a 30 foot non-exclusive ingress/egress easement being more particularly described as follows:

Commencing at the Northwest corner of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 33, Township 20 South, Range 2 East; thence north 90 degrees 00 minutes 00 seconds east for a distance of 74.90 feet to the eastern right of way of Mallery Road; thence along said Mallery Road right of way South 28 degrees 49 minutes 05 seconds East, said point being on a curve to the right having a radius of 500.00 feet and a chord bearing of south 22 degrees 03 minutes 53 seconds East, with a chord distance of 134.91 feet; thence along said right of way curve for a distance of 135.32 feet; thence leaving said right of way South 90 degrees 00 minutes 00 seconds East for a distance of 306.94 feet; thence South 00 degrees 16 minutes 02 seconds West for a distance of 192.14 feet to the point of beginning of the centerline of a 30 foot non-exclusive ingress/egress easement herein described, said point also being in the center of an existing gravel driveway; thence along said centerline the following calls: South 71 degrees 27 minutes 17 seconds West for a distance of 116.14 feet; South 66 degrees 36 minutes 50 seconds West for a distance of 124.96 feet; South 73 degrees 55 minutes 28 seconds West for a distance of 40.52 feet to the eastern right of way of Mallery Road and the point of terminus of the easement herein described.

Included with Property:

2014 Deer Valley Manufactured Housing Unit, Model No. DVT6804B, 48 x 68, having Serial Number DVAL11505554ABC being permanently affixed to the aforesaid real property.

Real Estate Sales Validation Form

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

Grantor's Name Virginia Turner Rary, Danny Preston Rary, Thomas Richard Rary, Jr.
Mailing Address 10 Rary Trail, Wilsonville, Al. 35186
Property Address 77 Rary Trail, Wilsonville, AL 35186
Grantee's Name Danny P. Rary
Mailing Address 77 Rary Trail, Wilsonville, AL 35186
Date of Sale March 13, 2015
Total Purchase Price or Actual Value or Assessor's Market Value \$117,260.00

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 buying out part of property (25% of actual property value) from mother and brother (total of value on buyout is \$29315.00). He owns 1/3 so paying on 2/3 of \$29315.00 or \$19543.33

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.

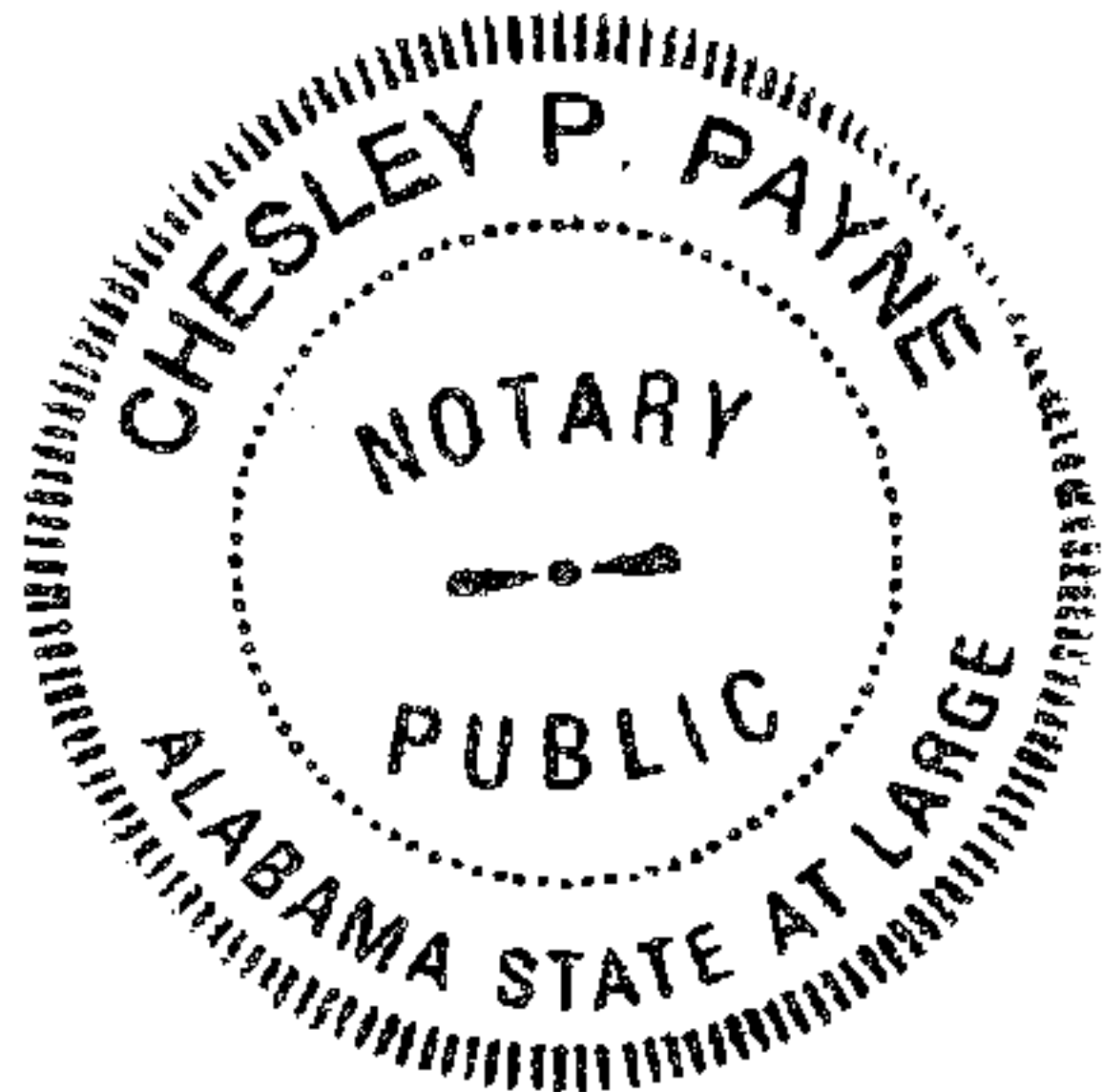
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 13, 2015
Unattested
Print Virginia Turner Rary, Danny Preston Rary and Thomas Richard Rary, Jr.
Sign By: Danny Preston Rary (Grantor/Grantee/Owner/Agent) circle one Danny Preston Rary
By: Virginia Turner Rary
By: Thomas Richard Rary, Jr.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/26/2015 01:31:31 PM
\$24.00 CHERRY
20150326000095690

Handwritten signature