

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

Send Tax Notice to:
David Atchison
1736 Hwy 48
Wilsonville, AL 35186

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE THOUSAND THREE HUNDRED DOLLARS and NO/00 (\$1,300.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***E L McCarty III*** (herein referred to as ***Grantors***), grant, bargain, sell and convey unto, ***David B. Atchison*** (herein referred to as ***Grantee***), 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.

This property constitutes no part of the homestead of the Grantors.

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 20th day of March, 2015.

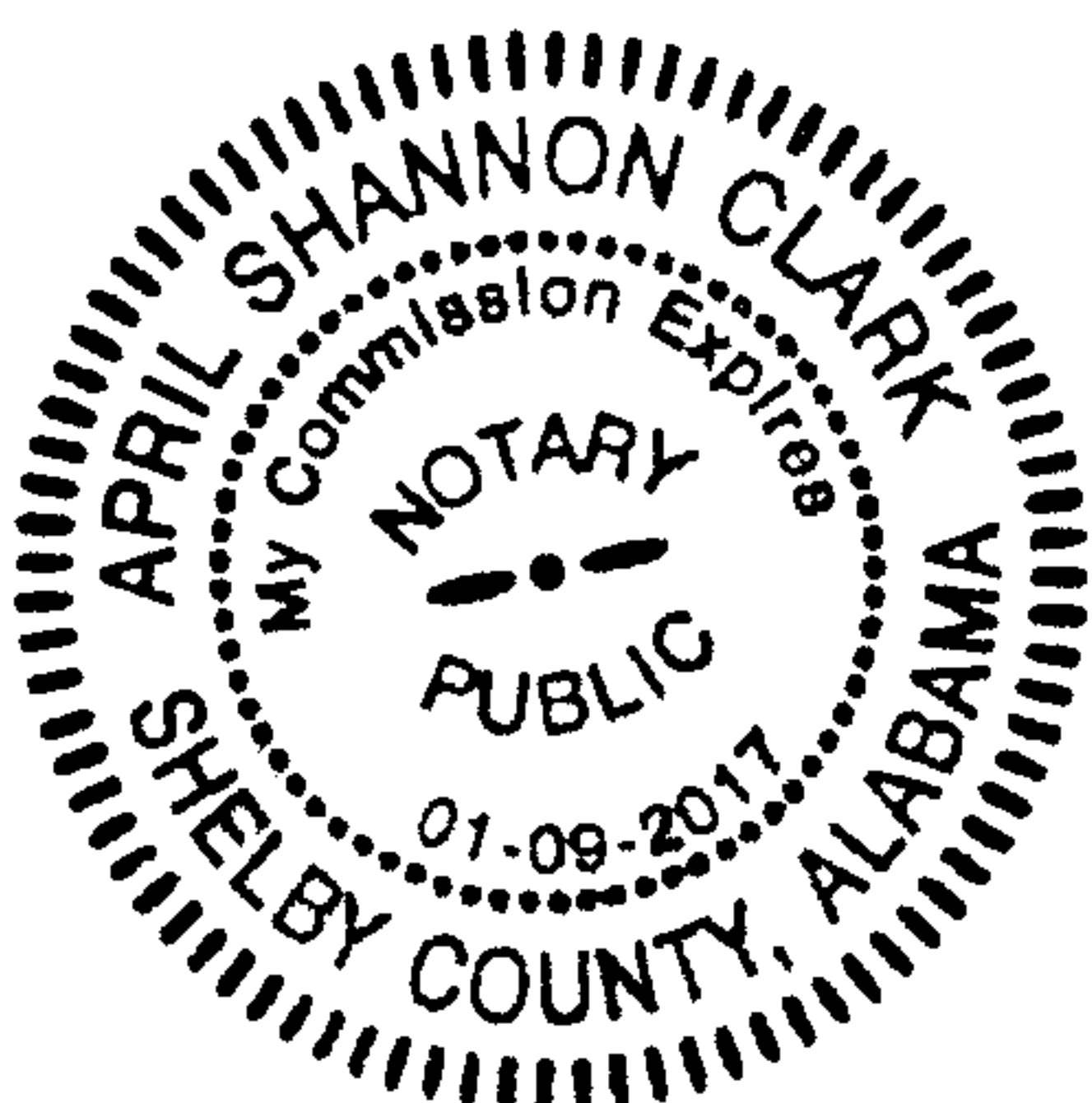
E L McCarty III
E L McCarty III

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***E L McCarty III***, 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 20th day of March, 2015.

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



Shelby County, AL 03/27/2015
State of Alabama
Deed Tax: \$1.50

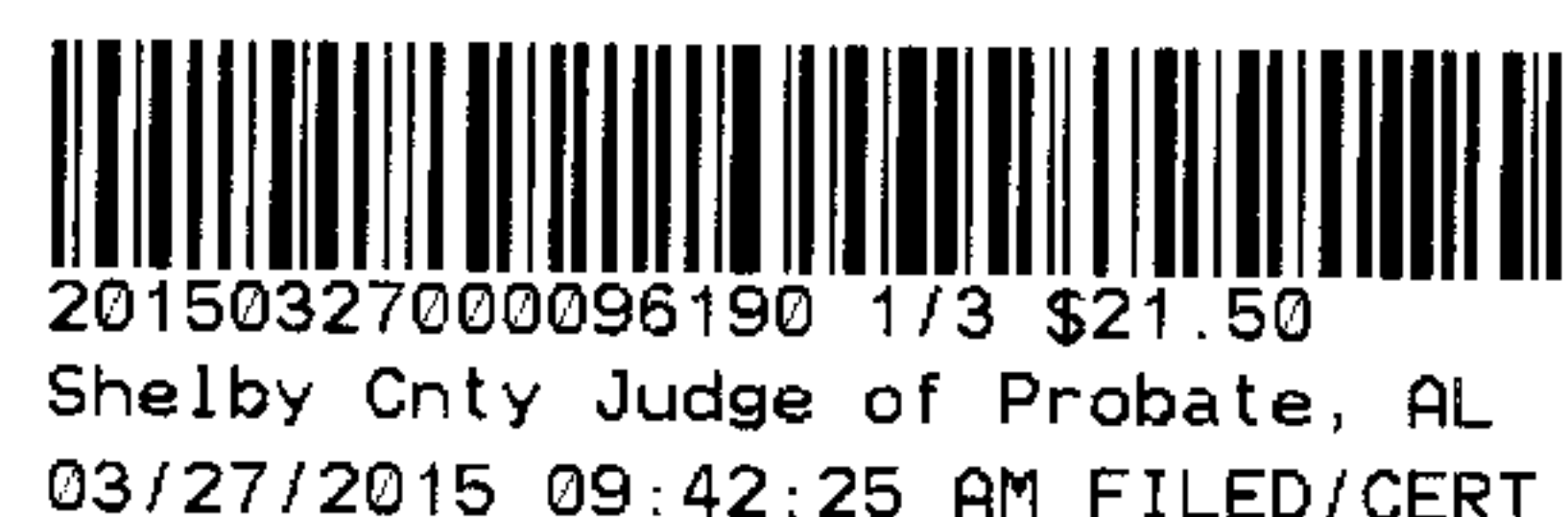


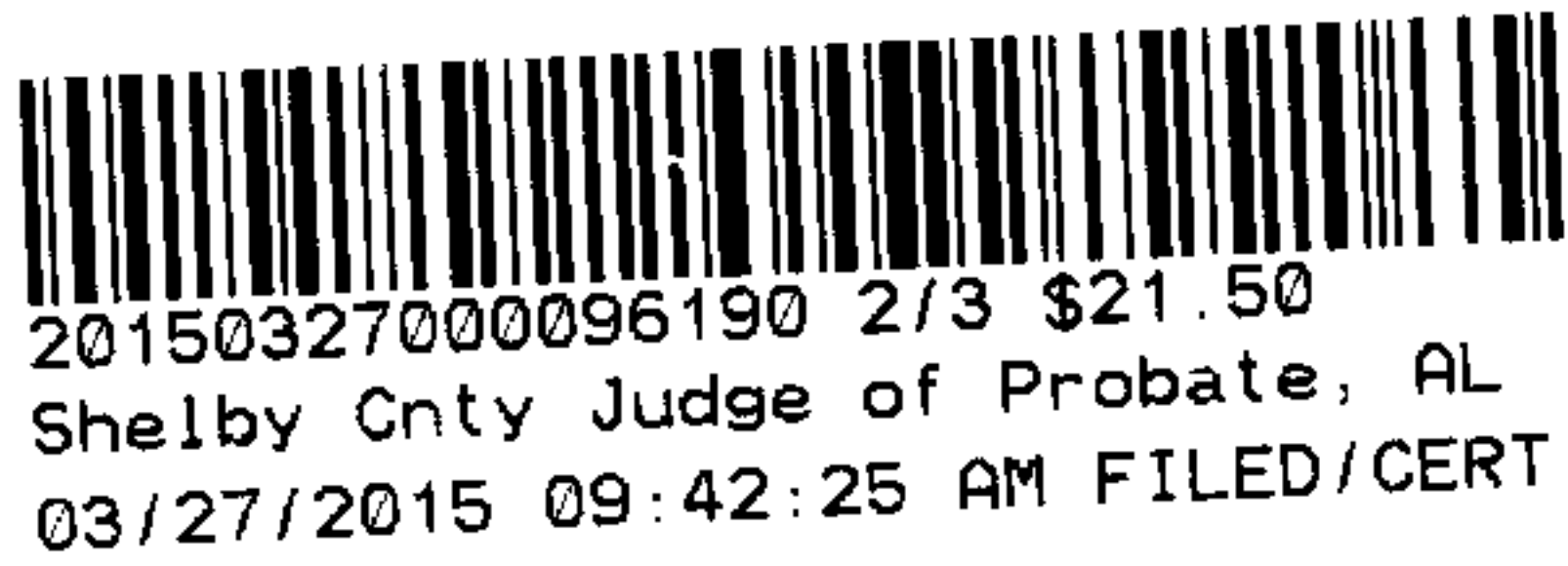
EXHIBIT A – LEGAL DESCRIPTION

Parcel # 582001012001011000

Legal Description, BEG INT S ROW HWY #48 & E LN W ½ SE ¼ SE ¼ NW ¼ S298.28 NW 439.94 EN205.93 TO RD SE231.66 TO POB.

Being more particularly described as follows:

Commence at the Southeast Corner of the W ½ of the SE ¼ of the NW ¼, Section 1, Township 21 South, Range 1 East; thence run northerly along the east boundary of said W ½ of the SE ¼ of NW ¼ for 178.00 feet to a point, being the point of beginning of the parcel herein described; thence continue along the last described course for 298.28 feet to a point, being approximately 20 feet southwest of the centerline of County Highway 48; thence turn an angle of 50 deg 54 min 23 sec to the left and run northwesterly along a line being approximately 20 feet from the centerline of said highway for a distance of 231.66 feet to a point: thence turn an angle of 84 deg 35 min 45 sec to the left and run 205.93 feet to a point; thence turn an angle of 91 deg 57 min 08 sec to the left and run 439.94 feet to the point of beginning.
Said parcel is lying in the W ½ of the SE ¼ of the NW ¼ , Section 1, Township 21 South, Range 1 East.



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>EL McCarty III</u>	Grantee's Name	<u>David Atchison</u>
Mailing Address	<u>2321 Hebb Road</u> <u>Wilsonville, AL 35186</u>	Mailing Address	<u>1736 Hwy 48</u> <u>Wilsonville, AL 35186</u>
Property Address	<u>Vacant Property</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>3-20-15</u>
		Total Purchase Price	<u>\$ 1,300.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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	<u>3-20-15</u>	Print	<u>EL McCarty</u>
<u>Unattested</u>	<u>AC</u> (verified by)	Sign	<u>[Signature]</u> (Grantor/Grantee/Owner/Agent) circle one

20150327000096190 3/3 \$21.50
Shelby Cnty Judge of Probate, AL
03/27/2015 09:42:25 AM FILED/CERT

Form RT-1