


This instrument was prepared without
benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:
161 Hwy 431
Wilsonville, AL 35186

WARRANTY DEED

STATE OF ALABAMA


20150327000097560 1/3 \$181.50
Shelby Cnty Judge of Probate, AL
03/27/2015 02:53:09 PM FILED/CERT

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned James E. Morris and Emily J. Morris, aka Emily Janet Morris, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Emily K. Avery (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

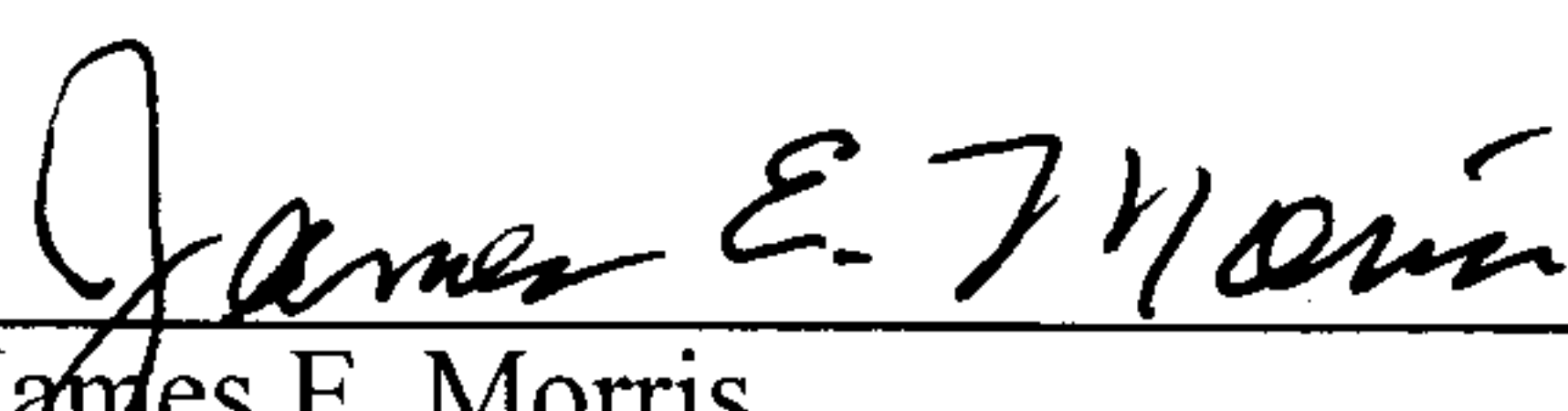
See attached Exhibit A


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

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
6 day of March, 2015.

Shelby County, AL 03/27/2015
State of Alabama
Deed Tax: \$160.50


James E. Morris


Emily J. Morris

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James E. Morris and Emily J. Morris, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of March, 2015.



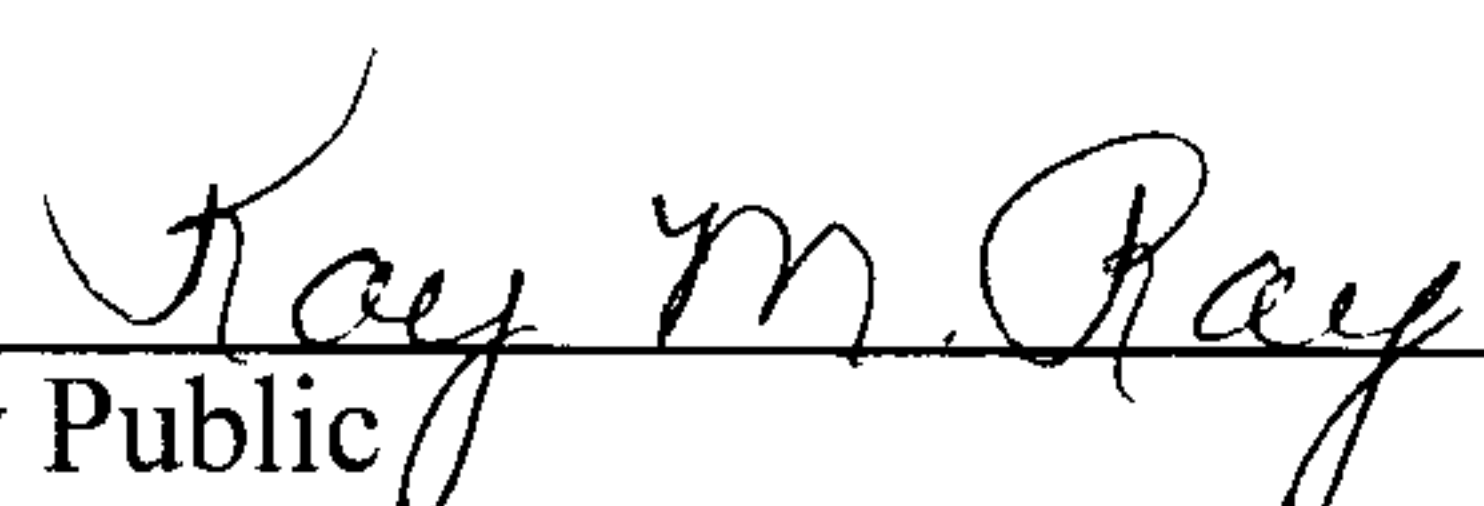


Notary Public

EXHIBIT A
LEGAL DESCRIPTION


20150327000097560 2/3 \$181.50
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Tract 1

Commence at the Southeast corner of Section 3, Township 21 South, Range 1 East, thence run westerly along the south boundary of said Section 3 for 3347.98 feet; thence turn an angle of 89 degrees 05 minutes 28 seconds to the right and run northerly for 794 feet to a point, being the point of beginning of the parcel of land herein devised; thence run Westerly parallel with the South boundary of said Section 3 a distance of 367 feet; thence run Northerly parallel with the East boundary of the $W\frac{1}{2}$ of the $SE\frac{1}{4}$ of the $SW\frac{1}{4}$ of said Section 3 a distance of 277.94 feet, more or less, to a point on the Westerly extension of the North line of the land conveyed to Michael W. Avery and Emily Kay Avery by deed recorded as Instrument #1994-06615 in the Probate Office of Shelby County, Alabama; thence run Easterly along the Westerly extension of the North line of said Avery land a distance of 122 feet, more or less, to the Northwest corner of said Avery land; thence run Southerly along the West line of said Avery land and run 200.00 feet to the Southwest corner of said Avery land; thence turn an angle of 90 degrees 00 minutes to the left and run 245.00 feet, more or less, to the Southeast corner of said Avery land; thence run Southerly a distance of 200 feet, more or less, to the point of beginning. Less any of this parcel lying with the right of way of Shelby County Hwy No. 431.

Tract 2

The parcel upon which GRANTOR's residence is located, being the South 3 acres of the following described land: $W\frac{1}{2}$ of $E\frac{1}{2}$ of $SW\frac{1}{4}$ and East 10 acres of $W\frac{1}{2}$ of $SW\frac{1}{4}$ of Section 3, Township 21 South, Range 1 East, less portion already conveyed to Anthony Van Morris by deed recorded as Instrument # 20090831000335900 in the Probate Office of Shelby County, Alabama.

Tract 3

The northern $\frac{1}{3}$ of $SE\frac{1}{4}$ of $SE\frac{1}{4}$ of Section 18, Township 21 South, Range 1 East, lying West of Alston Farm Road.

Real Estate Sales Validation Form

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

Grantor's Name JAMES MORRIS
Mailing Address 27805 Hwy 25
Wilsonville AL 35170


Grantee's Name Emily K Avery
Mailing Address 161 Hwy 931
Wilsonville AL 35170

Property Address _____

Date of Sale 3-6-15
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 160,000

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 type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	



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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 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).

Date 3-27-15
Unattested _____
(verified by)

Print Emily K Avery
Sign Emily K Avery
(Grantor/Grantee/Owner/Agent) circle one