

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

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

WARRANTY DEED

STATE OF ALABAMA

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, and in accordance with the court order dated April 8, 2014, issued by the Probate Court of Shelby County, Alabama, Case no. PR-2013-000118, the undersigned Mattie Mae Thomas, as conservator of Mattie Frances Ingram, also known as Mattie B. Ingram (herein referred to as GRANTOR) do grant, bargain, sell and convey unto Angela Peal (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

See attached Exhibit A for legal description

TO HAVE AND TO HOLD to the said GRANTEE, 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

27th day of March, 2015.

Shelby County, AL 03/31/2015
State of Alabama
Deed Tax: \$96.00

x Mattie Thomas
Mattie Mae Thomas, as conservator of Mattie
Frances Ingram

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mattie Mae Thomas as conservator of Mattie Frances Ingram, 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 27th day of March, 2015.



William R. Justice
Notary Public

EXHIBIT A

THOMAS AS CONSERVATOR FOR INGRAM TO PEAL

A parcel of land containing 6.89 acres, more or less, in the Northeast Quarter of Section 14, Township 21 South, Range 1 East, Shelby County, Alabama; described as follows:

Commence at the Northeast corner of said Section 14, Thence run East along the North Section line 3823.62 feet, Thence turn right 90 deg. 00 min. 00 sec. and run South 1437.79 feet to the point of beginning: Thence turn left 21 deg. 30 min. 15 sec. and run Southeast 553.10 feet, Thence turn left 77 deg. 10 min. 51 sec. and run Northeast 286.90 feet to Bulley Creek, Thence run Southwest along the meander of said creek the following described courses; Thence turn right 135 deg. 58 min. 08 sec. a chord distance of 132.36 feet along said creek, Thence turn left 32 deg. 37 min. 11 sec. a chord distance of 127.17 feet along said creek, Thence turn right 18 deg. 59 min. 39 sec. a chord distance of 47.68 feet along said creek, Thence turn right 15 deg. 47 min. 50 sec. a chord distance of 67.05 feet along said creek, Thence turn left 05 deg. 05 min. 35 sec. a chord distance of 184.72 feet along said creek, Thence turn right 08 deg. 10 min. 48 sec. a chord distance of 135.25 feet along said creek, Thence turn right 112 deg. 46 min. 48 sec., leaving said creek, run Northwest 269.37 feet, Thence turn left 02 deg. 17 min. 09 sec. and run Northwest 597.92 feet to the Southeast right-of-way of Shelby County Highway #61, Thence turn right 71 deg. 45 min. 37 sec. and run Northeast 326.13 feet to a point on a counter-clockwise curve having a delta angle of 00 deg. 44 min. 05 sec. and a radius of 2532.05 feet, Thence run along the arc of said curve 32.47 feet to the point of beginning. Subject to an easement for ingress, egress and utilities; 15 feet wide, 7.5 feet on each side of the following described centerline, Commence at the Northwest corner of Section 14, Township 21 South, Range 1 East, Shelby County, Alabama, Thence run East along the North Section line 4072.00 feet, Thence turn right 90 deg. 00 min. 00 sec. and run South 1925.92 feet to the point of beginning of said centerline, Thence turn right 170 deg. 43 min. 16 sec. and run Northwest 205.97 feet, Thence turn left 05 deg. 04 min. 45 sec. and run Northwest 57.09 feet, Thence turn left 14 deg. 48 min. 10 sec. and run Northwest 60.51 feet, Thence turn left 10 deg. 19 min. 01 sec. and run Northwest 246.72 feet to the Southeasterly right-of-way of Shelby County Highway #61 and the end of said centerline.

LESS & EXCEPT:

A parcel of land located in Section 14, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of said section, thence run N 90° 00' 00" E for a distance of 3802.98 feet; thence run S 00° 00' 00" W for a distance of 1460.66 feet to the point of beginning. Thence run S 21° 30' 15" E for a distance of 210.00 feet; thence run S 42° 30' 39" W for a distance of 305.09 feet; thence run N 27° 42' 14" W for a distance of 210.00 feet to the ROW of Shelby County Highway No. 61; thence run N 44° 03' 46" E along said ROW for a distance of 326.13 feet to the point of beginning. Containing 1.41 acres, more or less. According to survey and plat of Rodney Shiflett, RPLS, No. 21784, dated 8/16/04.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name Mattie B. Ingram

Grantee's Name Angela Peal

Mailing Address 127 Bullet Lane
Wilsonville, AL 35186

Mailing Address 127 Bullet Lane
Wilsonville, AL 35186

Property Address Tax ID: 20 6 14 0 001 002.001

Date of Sale 3-27-15

Total Purchase Price \$ _____

or

Actual Value \$ _____

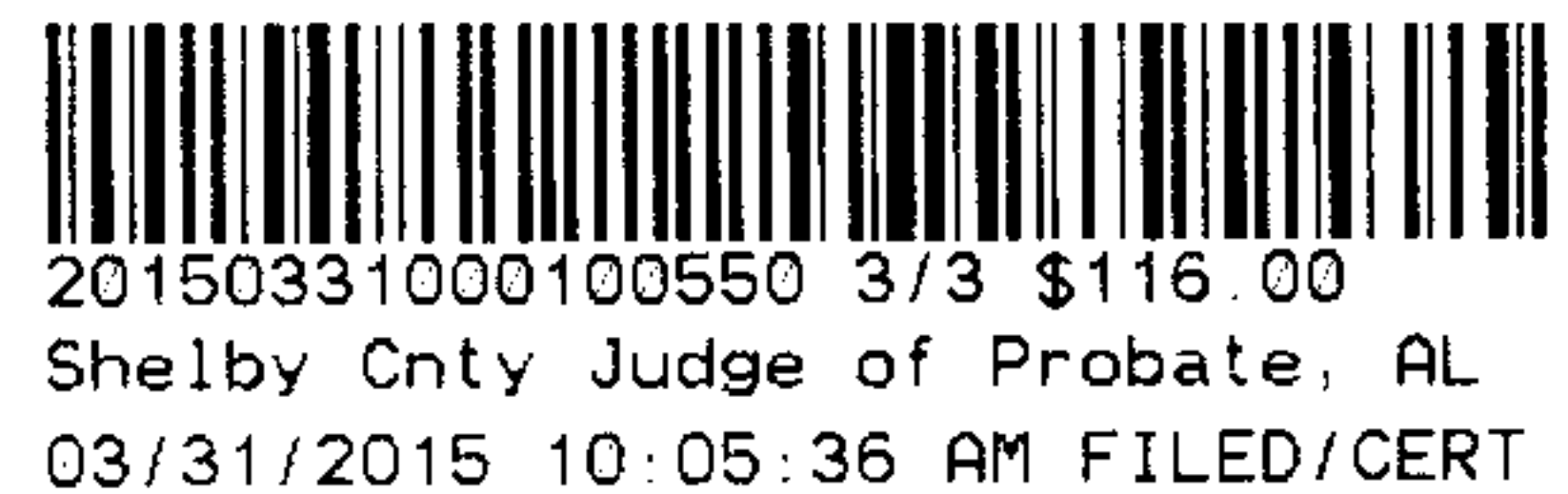
or

Assessor's Market Value \$ 95,540.00

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 - Tax Assessor



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

x Sign Mattie Thomas
(Grantor/Grantee/Owner/Agent) circle one

Print Mattie Thomas, conservator

☐ Unattested

(Verified by)