20150406000108200 1/3 \$32.00

Shelby Cnty Judge of Probate, AL 04/06/2015 11:59:44 AM FILED/CERT

This instrument was prepared by:
Mitchell A. Spears
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P O Box 119
Montevallo AL 35115
(205)665-5076

Send Tax Notice to: John Rainey

61 Appletree Lane Montevallo, AL 35115

Warranty Deed

STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That, in consideration of SIXTY THOUSAND and 00/100 DOLLARS (\$60,000.00), to the undersigned Grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I (we),

BARRY KEITH JOHNSON, II, a married man

(herein referred to as Grantor, whether one or more), hereby grant, bargain, sell and convey unto

JOHN RAINEY

(herein referred to as GRANTEE) the following described real estate situated in **SHELBY** County, Alabama, to-wit:

A parcel of land located in the SE 1/4 SW 1/4, Section 28, Township 21 South, Range 4 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said 1/4 -1/4 section and run Northerly along the West boundary 237.60 feet more or less to an iron bolt and the point of beginning of this description; thence run North 02 degrees, 04 minutes, 30 seconds West 379 feet to an iron; thence run North 82 degrees, 37 minutes, 52 seconds East 1010.35 feet to an iron on the West right of way of Shelby County Highway No. 10; thence run along said right of way South 03 degrees, 07 minutes, 11 seconds West 220.56 feet; thence run along said right of way South 00 degrees, 50 minutes, 30 seconds West 98.70 feet to a cross tie fence corner post; thence run along said fence South 89 degrees, 55 minutes, 08 seconds West 283.27 feet to an iron pipe; thence run South 00 degrees, 00 minutes, 00 seconds West 171.89 feet; thence run South 88 degrees, 34 minutes 54 seconds West 691.77 feet to the point of beginning.

SUBJECT TO:

- Taxes for 2015 and subsequent years.
- Mineral of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on under and that may be produced form the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or as recorded in Book 12, Page 241.
- Permit to Alabama Power Company as recorded in Book 119, Page 252 and Book 192, Page 495.
- Easement to Alabama Power Company as recorded in Book 57, Page 552 and Book 57, Page 554.
- Right of way to Shelby County recorded in Deed Book 135, Page 325.
- Any portion of subject Land lying in any road right of way.

Shelby County, AL 04/06/2015 State of Alabama Deed Tax: \$12.00 • PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE HEREIN, ON EVEN DATE HEREWITH, IN FAVOR OF CENTRAL STATE BANK.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantee and Grantee's heirs and assigns, that 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 Grantee and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this **2nd** day of April, 2015.

Barry Keith Johnson, II

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **Barry Keith Johnson**, **II**, 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 that same bears date.

Given under my hand and official seal, this the 2nd day of April, 2015.

Notary Public

My Commission Expires:

20150406000108200 273 \$32 00

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This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1 Grantor's Name Barry Keith Johnson, II Grantee's Name John Rainey 727 Hwy 42 Mailing Address Mailing Address Calera AL 35040 Montevallo AL 35115 Property Address 8687 Hwy 10 Date of Sale April 2, 2015 Montevallo AL 35115 Total Purchase Price \$60,000.00 Or Actual Value 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) Bill of Sale _Appraisal Sales Contract Other 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 <u>Code of Alabama</u> 1975 § 40-22-1 (h).

Sign S - / / / Barry Keith Johnson, II

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