


Send Tax Notice To:
Jimmie N. & Anita G. Bailey
5455 Chelsea Road
Columbiana, AL 35051

This instrument prepared by:
G. Alan Smith, Esquire
2976 Pelham Parkway
Suite C
Pelham, Alabama 35124

TITLE NOT EXAMINED BY PREPARER

WARRANTY DEED


20150408000111230 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
04/08/2015 08:58:43 AM FILED/CERT

STATE OF ALABAMA)
)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **Fifty Thousand and 00/100 Dollars (\$50,000.00)** to the undersigned grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Charlotte A. & Philip N. Abercrombie, wife and husband**, herein referred to as grantor does grant, bargain, sell and convey unto **Jimmie N. & Anita G. Bailey**, herein referred to as Grantee, the following described real estate situated in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT “A”.

Subject to: (1) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (2) Mineral and mining rights, if any,


A purchase money mortgage in the amount of \$50,000.00 is being simultaneously recorded herewith.


Subject property is not nor has it ever been the homestead of the grantor or the grantor’s spouse.

TO HAVE AND TO HOLD Unto the said Grantee her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I hereunto set my hand and seal this the 25th day of March, 2015.

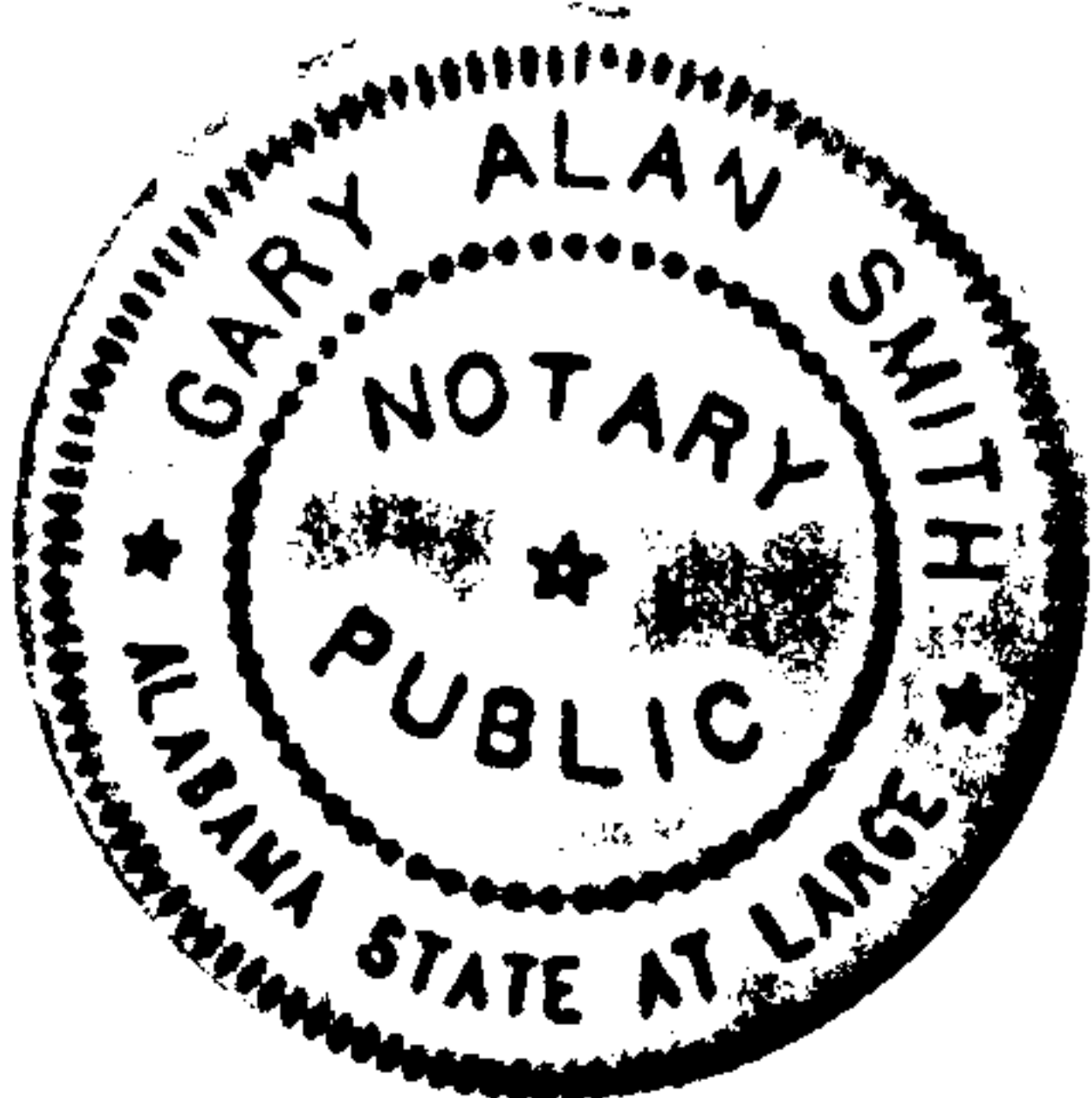

Charlotte A. Abercrombie (Seal)

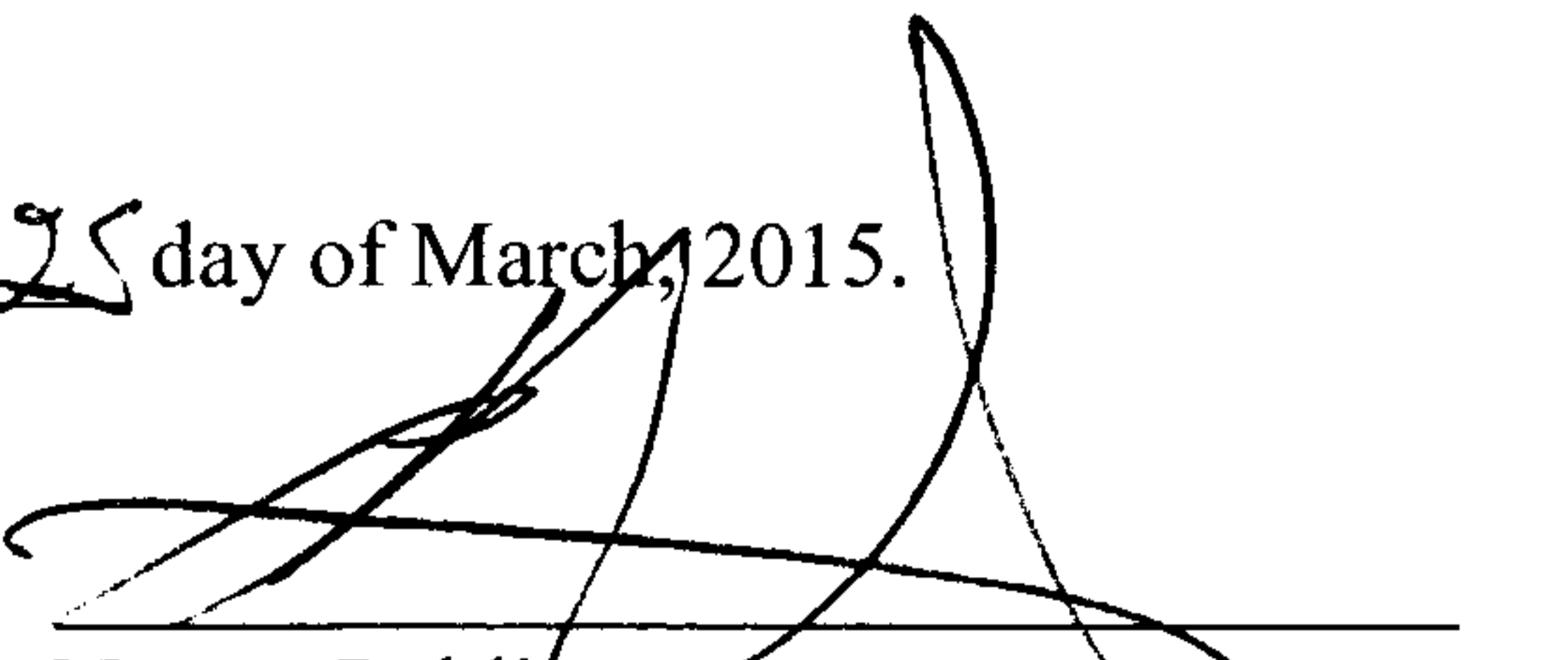

Philip N. Abercrombie (Seal)

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, G. Alan Smith, a Notary Public in and for said County, in said State, hereby certify that **Charlotte A. Abercrombie and Philip N. Abercrombie** whose names are signed to the foregoing conveyance, and which is 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 25 day of March, 2015.




Notary Public
My Commission Expires: 7-19-16

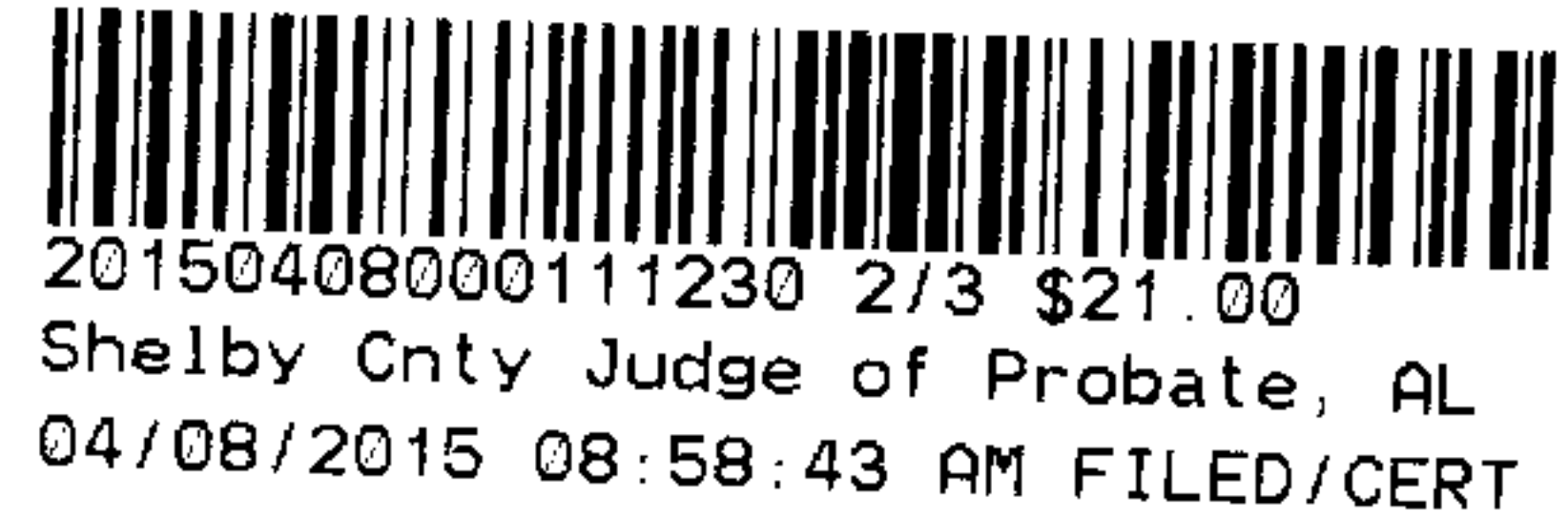


EXHIBIT A

Parcel 1

Begin at the SW corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 26, Township 20, Range 1 West and run in an Easterly direction along the South boundary line of said $\frac{1}{4}$ $\frac{1}{4}$ Section to the point of intersection of the South boundary line $\frac{1}{4}$ $\frac{1}{4}$ Section of the East right of way line of the Old Pumpkin Swamp Road, which is now known as Shelby County No. 47 and the true point of beginning thence run in a Northerly direction along the right of way of said road a distance of 300 feet; thence run in an easterly direction parallel with the South boundary line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 450 feet; thence run a Southerly direction and parallel with East boundary line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 300 feet, more or less, to the South boundary line of said $\frac{1}{4}$ $\frac{1}{4}$; thence run in a westerly direction along the South boundary line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 400 feet, more or less, to the point of beginning. All in the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 26, Township 20, Range 1 West. Approx. 2.92 acres, more or less.

Parcel 2

Beginning at the SE corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 26, Township 20 South, Range 1 West and run South 89°34'13" West along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section line for 457.82 feet; thence run North 00°17'53" East for 299.99 feet; thence run South 89°34'13" West for 450 feet to a point on the Easterly right of way line of the County Road #47; thence run North 00°23'19" East along said right-of-way line for 242.13 feet; thence run South 89°42'07" East for 907.23 feet to a point on the East line of said $\frac{1}{4}$ $\frac{1}{4}$; thence run South 00°17'53" West for 530.59 feet to the point of beginning. Approx. 8.95 acres, more or less.

Charlatta A. Abercrombie
Philip N. Abercrombie

Real Estate Sales Validation Form

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

Grantor's Name Charlotte A. & Philip N. Abercrombie
Mailing Address 2000 Old Hwy 75
Oneonta, AL 35121

Grantee's Name Jimmie N. & Anita G. Bailey
Mailing Address 5455 Chelsea Road
Columbiana, AL 35051

Property Address 5284 Chelsea Road
Columbiana, AL 35051

Date of Sale March 25, 2015

Total Purchase Price \$ 50,000.00

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)

☐ Bill of Sale

☐ Sales Contract

☒ Closing Statement

☐ Appraisal

☐ Other _____



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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 3-25-2015

Print G. Alan Smith

Sign _____

____ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1