

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

20150408000111260 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
04/08/2015 09:07:55 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, and Jimmie N. & Anita G. Bailey, husband and wife**, 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 grantors or the grantor's spouses.

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 20th day of March, 2015.


Charlotte A. Abercrombie (Seal)
Charlotte A. Abercrombie

Philip N. Abercrombie (Seal)
Philip N. Abercrombie

Jimie N. Bailey (Seal)
Jimie N. Bailey

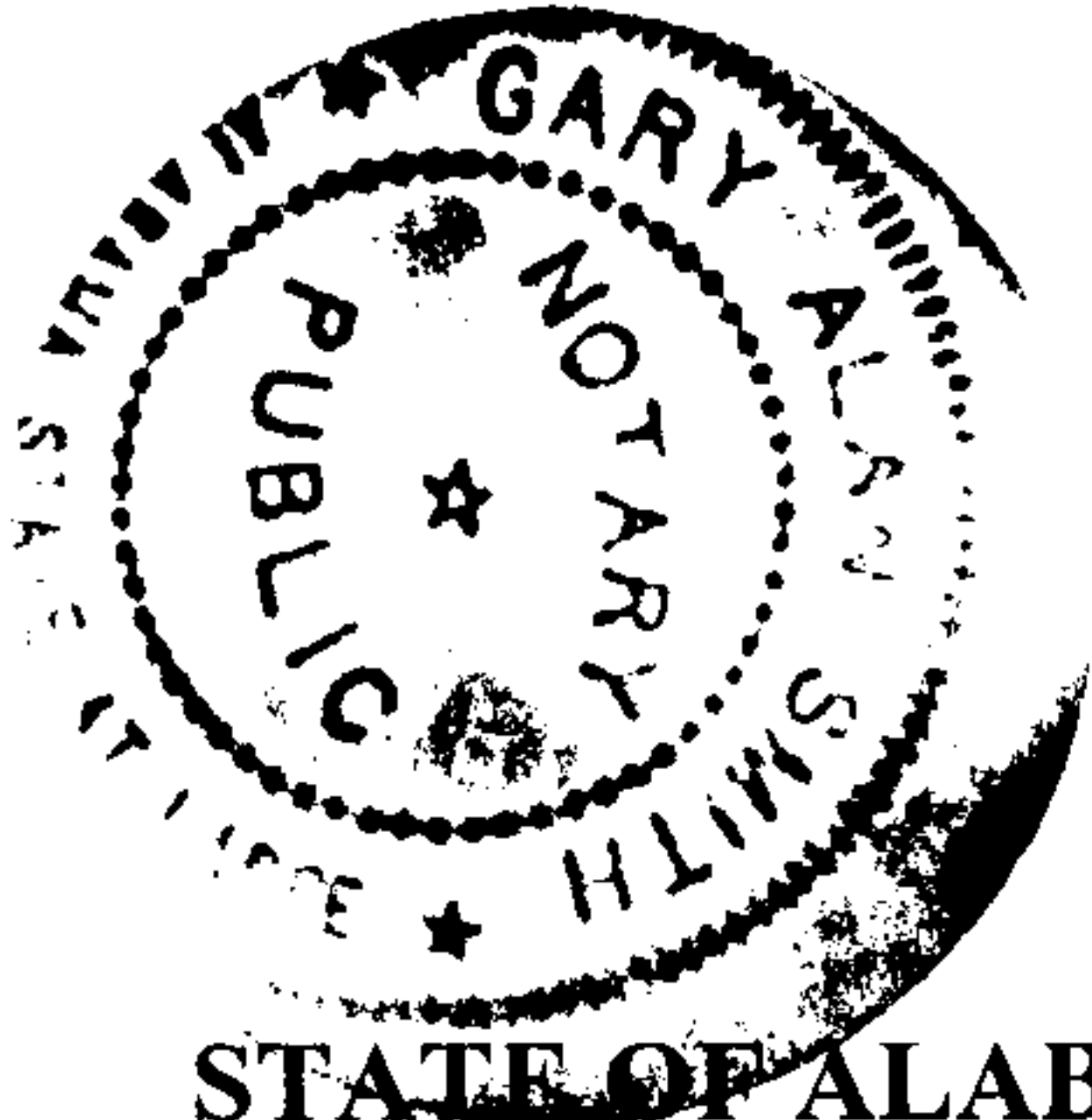
Anita G. Bailey (Seal)
Anita G. Bailey

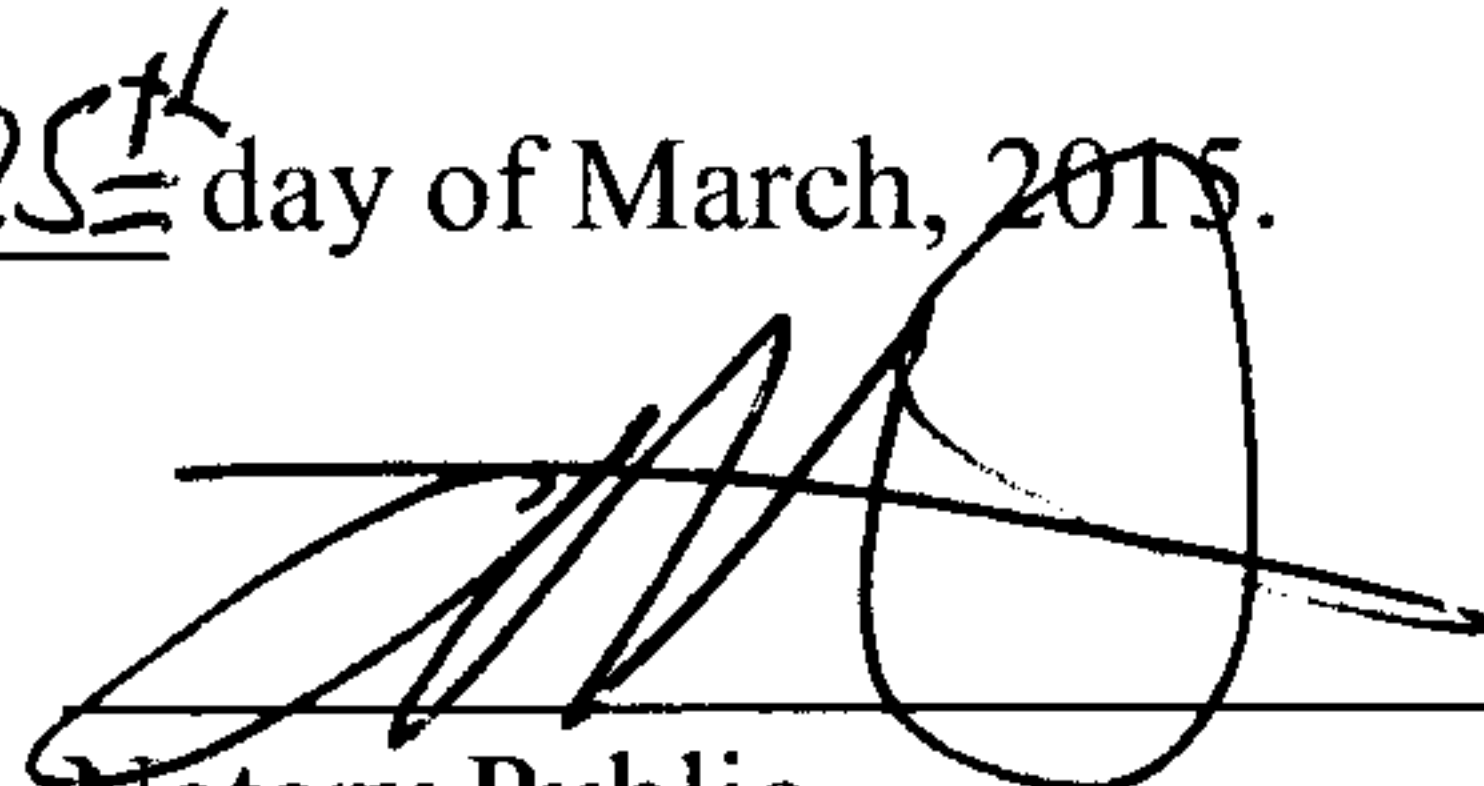
STATE OF ALABAMA)
)
SHELBY COUNTY)


20150408000111260 2/4 \$24.00
Shelby Cnty Judge of Probate, AL
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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 25th day of March, 2015.





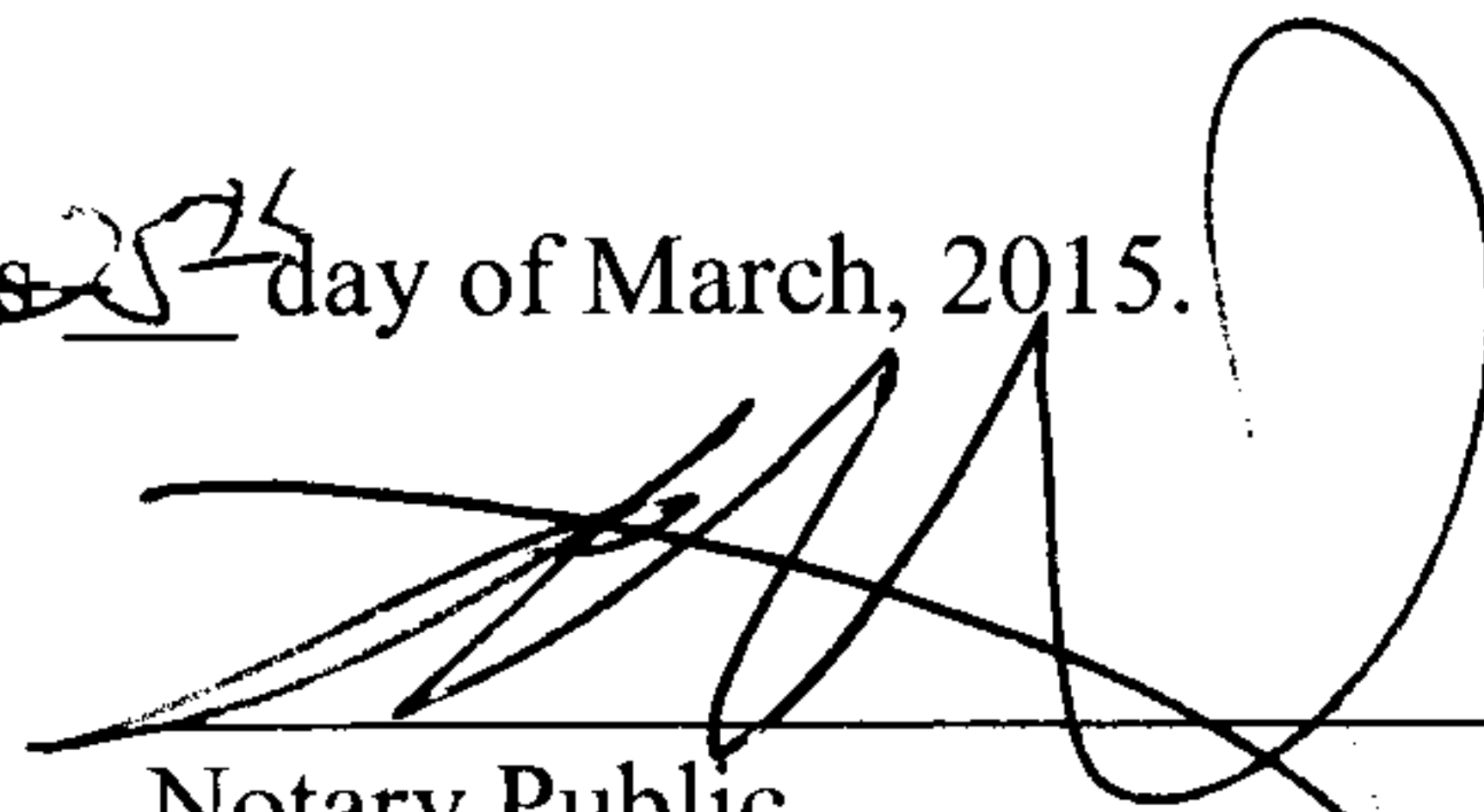
Notary Public
My Commission Expires: 3-25-15
 7-19-2016

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, G. Alan Smith, a Notary Public in and for said County, in said State, hereby certify that **Jimmie N. Bailey and Anita G. Bailey** 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 25th day of March, 2015.





Notary Public
My Commission Expires: 7-19-2016

EXHIBIT A

Begin at an iron stob which is imbedded in the ground at the Southwest corner of the Northwest quarter of the Southwest Quarter of Section 26, Township 20, Range 1 West, and go thence in a northerly direction along the section line for a distance of 420 feet; thence in an easterly direction and parallel to the southern boundary line of said forty for a distance of 315 feet more or less to the West boundary line of the Pumpkin Swamp Road; thence in a southerly direction along the West line of said road a distance of 420 feet, more or less, to the South line of the Northwest quarter of the Southwest quarter of said Section 26; thence in a Westerly direction along said line 315 feet, more or less, to the point of beginning. All in the Northwest quarter of the Southwest quarter of Section 26, Township 20, Range 1 West and containing 3 acres more or less.

Jimmie N Bailey
Philip N Abernethy

Anita L. Bailey
Charlotte A Abernethy



20150408000111260 3/4 \$24.00
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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 5285 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