

This Instrument was Prepared by:

Send Tax Notice To: Richard Cruz

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

477 Forest Lakes Dr.
Sterrett, AL 35147

File No.: MV-15-22102

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Sixty Five Thousand Dollars and No Cents (\$65,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Thomas Albert Chatham, II**, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Richard Cruz**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2015 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$45,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.


TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their 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 said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 17th day of April, 2015.



Thomas Albert Chatham, II

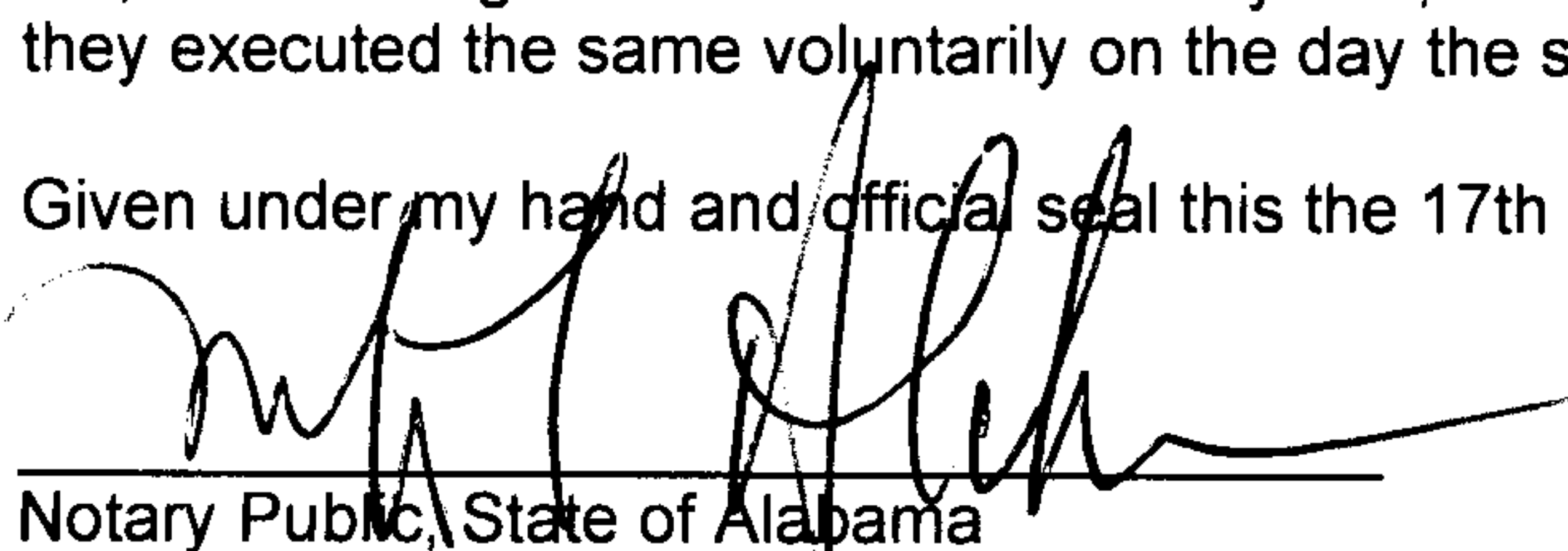

20150421000128510 1/3 \$40.00
Shelby Cnty Judge of Probate, AL
04/21/2015 09:52:02 AM FILED/CERT

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Thomas Albert Chatham, II, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/ they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of April, 2015.


Notary Public, State of Alabama
Mike T. Atchison

My Commission Expires: October 04, 2016

Shelby County, AL 04/21/2015
State of Alabama
Deed Tax: \$20.00

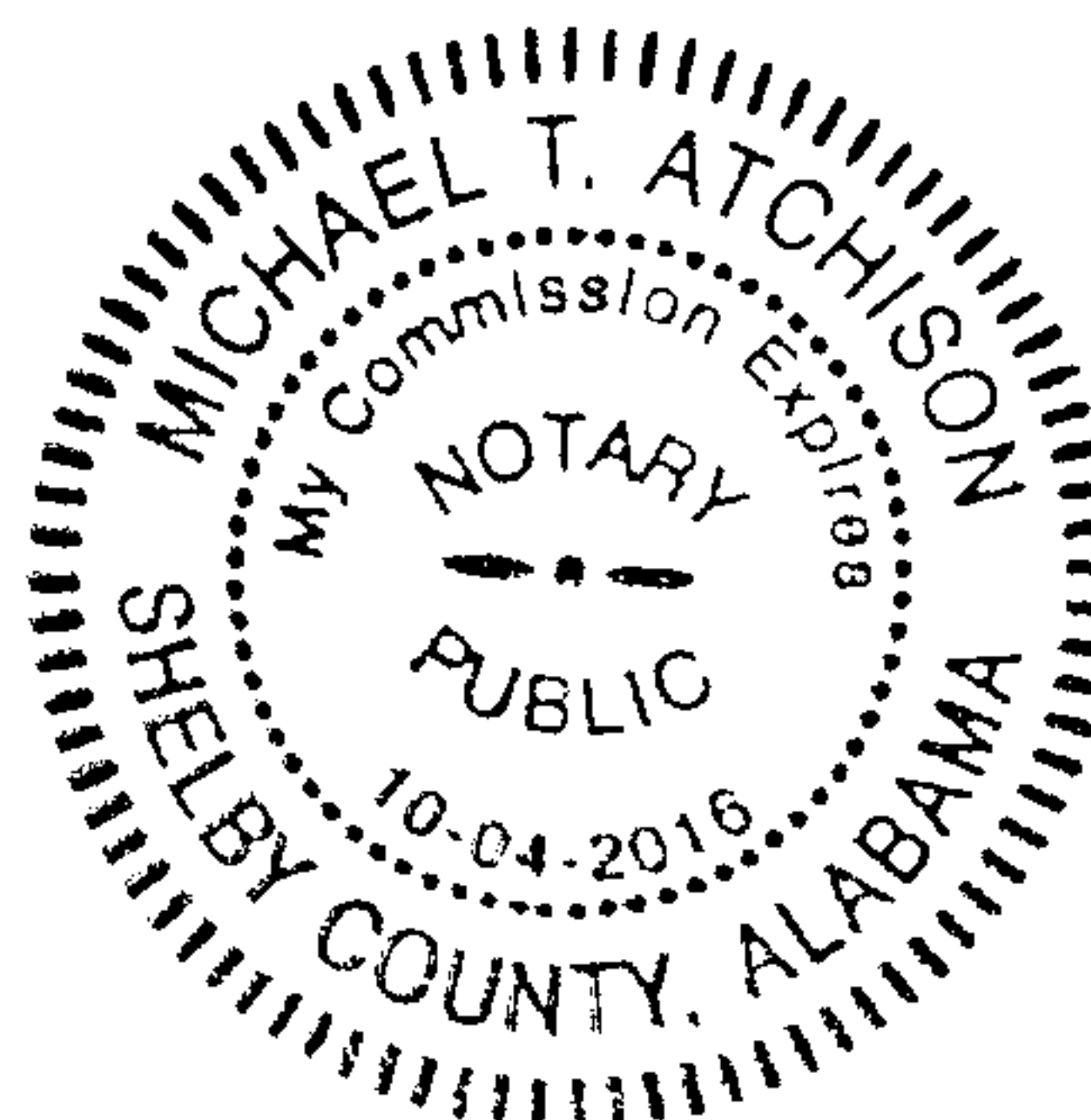


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

A parcel of land situated in the S 1/2 of the NE 1/4 and the N 1/2 of the SE 1/4 of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama described as follows:

Commence at the SW corner of the S 1/2 of the NE 1/4 of Section 28, Township 19 south, Range 2 East; thence run North 89 degrees 45 minutes 41 seconds East for a distance of 799.00 feet to the point of beginning; thence run North 89 degrees 45 minutes 41 seconds East for a distance of 231.00 feet; thence run South 04 degrees 17 minutes 29 seconds West for a distance of 80.00 feet; thence run North 88 degrees 45 minutes 22 seconds East for a distance of 100.00 feet; thence run South 03 degrees 34 minutes 20 seconds West for a distance of 281.91 feet; thence run South 84 degrees 42 minutes 53 seconds East for a distance of 318.15 feet to the northwesterly right of way of County Road No. 83; thence run North 16 degrees 15 minutes 11 seconds East along said right of way for a distance of 32.20 feet; thence run North 82 degrees 35 minutes 20 seconds West for a distance of 185.47 feet; thence run North 16 degrees 58 minutes 08 seconds East for a distance of 312.80 feet; thence run North 80 degrees 36 minutes 52 seconds West for a distance of 90.30 feet; thence run North 09 degrees 23 minutes 08 seconds East for a distance of 239.80 feet; thence run North 86 degrees 22 minutes 51 seconds West for a distance of 370.68 feet; thence run South 07 degrees 59 minutes 39 seconds East for a distance of 55.50 feet; thence run South 34 degrees 33 minutes 08 seconds West for a distance of 226.39 feet to the point of beginning; being situated in Shelby County, Alabama.

PARCEL II:

Commence at the SW corner of the S1/2 of the NE 1/4 of Section 28, Township 19 South, Range 2 East; thence run North 89 degrees 45 minutes 41 seconds East for a distance of 1030.00 feet; thence run South 04 degrees 17 minutes 29 seconds West for a distance of 80.00 feet; thence run North 88 degrees 45 minutes 22 seconds East for a distance of 100.00 feet; thence run South 03 degrees 34 minutes 20 seconds West for a distance of 281.91 feet to the point of beginning; thence run South 03 degrees 34 minutes 20 seconds West for a distance of 158.51 feet; thence run South 85 degrees 11 minutes 45 seconds East for a distance of 275.81 feet to the right of way of County Road No. 83; thence run North 33 degrees 53 minutes 11 seconds East along said right of way for a distance of 23.84 feet; thence run North 16 degrees 15 minutes 11 seconds East along said right of way for a distance of 137.71 feet; thence run North 84 degrees 42 minutes 53 seconds West for a distance of 318.15 feet to the point of beginning. Being situated in Shelby County, Alabama.

PARCEL III:

Commence at the SE corner of the SW 1/4 of the NE 1/4 of Section 28, Township 19 South, Range 2 East; run thence West along the South line of the SW 1/4 of the NE 1/4 a distance of 25.7 feet to a point; thence run South 5 degrees 10 minutes West a distance of 20.52 feet to a point; thence run southeasterly along the South line of Arthur Brooks lot a distance of 300 feet to the West right of way line of Shelby County Highway No. 83; thence run southwesterly along the West right of way line of said Shelby County Highway No. 83 a distance of 206.20 feet to the point of beginning; thence continue southwesterly along the West right of way of said Highway a distance of 105 feet to a point; thence turn right at an angle of 100 degrees 13 minutes and run northwesterly a distance of 195.52 feet to a point; thence turn right at an angle of 81 degrees 39 minutes and run northeasterly a distance of 105 feet to a point; thence turn right at an angle of 98 degrees 21 minutes and run southeasterly along the South line of J.C. and Ozzelliar Dyer lot a distance of 202.20 feet to a point on the West right of way line of said highway and said point being the point of beginning. Said parcel of real estate being situated in the N 1/2 of the SE 1/4, Section 28, Township 19 South, Range 2 East, Shelby County, Alabama.



20150421000128510 2/3 \$40.00
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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 Thomas Albert Chatham, II

Grantee's Name

Mailing Address

Mailing Address

Property Address

Vacant - Highway 83
Harpersville, AL 35078

Date of Sale April 17, 2015

Total Purchase Price \$65,000.00

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

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 of 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 April 16, 2015

Print

Unattested

AC

(verified by)

Sign

M. L. T. H. S.

M. L. T. H. S.

(Grantor/Grantee/Owner/Agent) circle one

