

This Instrument Prepared By:
Christopher S. Hamer
Hamer Law Group, LLC
205 20th Street North
Suite 710
Birmingham, AL 35203

SEND TAX NOTICE TO:
Tammy H. McCarty
2029 Chandapine Circle
Pelham, Alabama 35124

Source of Title: Inst. #: 20080220000068280

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)


KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Ten Dollars and Zero Cents (\$10.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, **Perry Hudson, as Personal Representative of the Estate of David E. McCarty**, deceased, Shelby County Probate Case No.: PR-2013-000669 (the "Estate")(hereinafter grantor, whether one or more), does hereby grant, bargain, sell, and convey unto **Tammy H. McCarty**, an individual (hereinafter grantee, whether one or more), all of Grantor's right, title and interest in the following described real estate, situated in **Shelby County, Alabama** to wit:

From the Northeast corner of the SW ¼ of the NW ¼ of Section 36, Township 19 South, Range 3 West, run Westerly along the North boundary line of the SW ¼ of the NW ¼ of Section 36, Township 19 South, Range 3 West for 30.0 feet to the point of beginning of the land herein described and conveyed; thence turn an angle of 89 degrees 17 minutes 56 seconds to the right and run Northerly parallel to the East boundary line of the NW ¼ of the NW ¼ of Section 36, Township 19 South, Range 3 West for 31.43 feet; thence turn an angle of 125 degrees 13 minutes to the left and run Southwesterly 183.74 feet; thence turn an angle of 54 degrees 47 minutes to the left and run Southerly 562.11 feet; thence turn an angle of 90 degrees 00 minutes to the left and run Easterly 150.00 feet; thence turn an angle of 90 degrees and 00 minutes to the left and run Northerly 636.78 feet, more or less, to the point of beginning.

This land being part of the W ½ of the NW ¼ of Section 36, Township 19 South, Range 3 West.

Subject to rights of ingress and egress to the lake at the front of said lot or parcel of land hereby conveyed for the purpose of fishing and swimming.

Also, from the Southeast corner of the SW ¼ of the NW ¼ of Section 36, Township 19 South, Range 3 West, run Northerly along the East boundary line of said ¼ – ¼ Section for 671.53 feet; thence turn an angle of 90 degrees to the left and run


20150423000130900 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
04/23/2015 10:11:33 AM FILED/CERT

Westerly 180.0 feet; thence turn an angle of 90 degrees to the right and run Northerly 205.05 feet to the point of beginning of the land herein described and conveyed; thence continue Northerly along the last said course for 357.06 feet; thence turn an angle of 125 degrees 13 minutes to the left and run Southwesterly 143.5 feet; thence turn an angle of 77 degrees 53 minutes 51 seconds to the left and run Southeasterly 298.25 feet, more or less, to the point of beginning.

This land being part of the SW ¼ of the NW ¼ of Section 36, Township 19 South, Range 3 West.

Situated in Shelby County, Alabama.

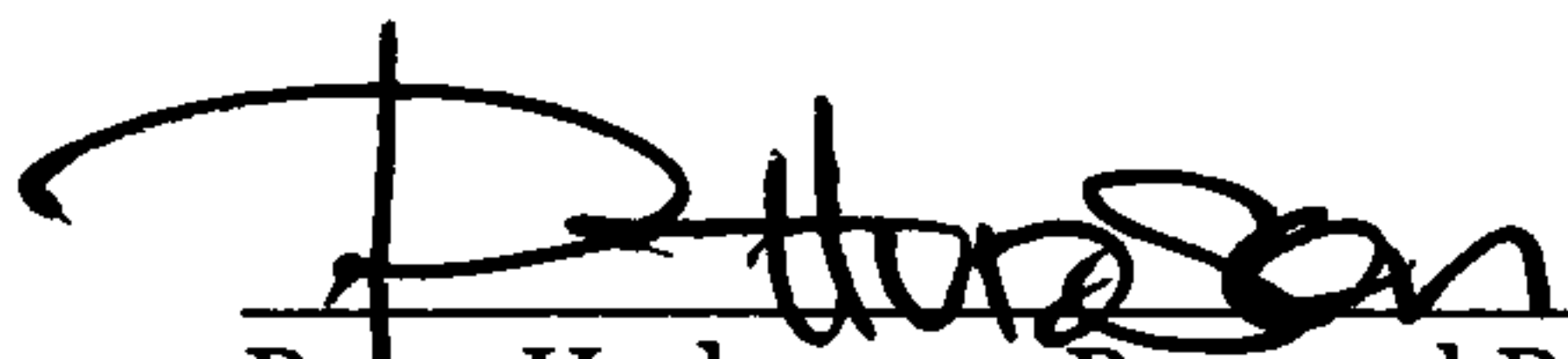
THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.

THE GRANTOR EXECUTES THIS CONVEYANCE PURSUANT TO THE PROVISIONS OF THE LAST WILL & TESTAMENT OF DAVID E. MCCARTY, DECEASED, (SHELBY COUNTY PROBATE CASE NO.: PR-2013-000669).

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.


TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever.

IN WITNESS WHEREOF, Grantor has executed this conveyance in her capacity as Personal Representative of the Estate on this the 12th day of December, 2014.



Perry Hudson, as Personal Representative of
The Estate of David E. McCarty

(Acknowledgment on the following page)


20150423000130900 2/4 \$24.00
Shelby Cnty Judge of Probate, AL
04/23/2015 10:11:33 AM FILED/CERT


STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Perry Hudson, as Personal Representative of the Estate of David E. McCarty**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 12th day of December, 2014.

W. Alan Duke Jr.
Notary Public
My Commission Expires: 2-16-16

Wayne Alan Duke Jr.
NOTARY PUBLIC
STATE OF ALABAMA AT LARGE
My commission expires: 02/16/2016


20150423000130900 3/4 \$24.00
Shelby Cnty Judge of Probate, AL
04/23/2015 10:11:33 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Perry Hudson, as Personal Representative
Mailing Address The Estate of David McCarty
343 Wixford Trace
Alabaster, AL 35007

Grantee's Name Tammy H. McCarty
Mailing Address 2029 Chandapine Circle
Pelham, AL 35124

Property Address 3470 Indian Lake Way
Pelham, AL 35124

Date of Sale 12/12/14
Total Purchase Price \$ No Value - Pursuant to Will

or
Actual Value \$

or
Assessor's Market Value \$



20150423000130900 4/4 \$24.00
Shelby Cnty Judge of Probate, AL
04/23/2015 10:11:33 AM FILED/CERT

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 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).

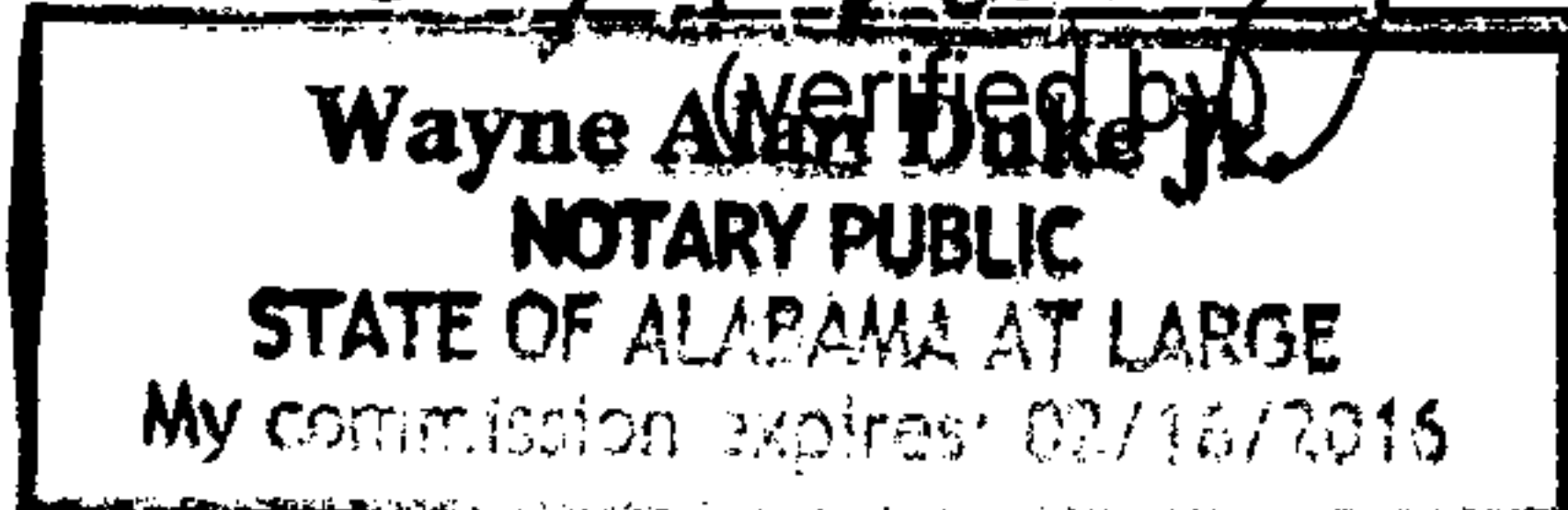
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12/12/14

Print Perry Hudson

Unattested w. Al Duke Jr.

Sign [Signature]



(Grantor/Grantee/Owner/Agent) circle one