

This Instrument was Prepared by:

Send Tax Notice To: Gordon Morrow

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

P.O. Box 380008
Birmingham, AL 35238

File No.: MV-15-22085

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Twenty Thousand Dollars and No Cents (\$120,000.00)**, 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, **Billie Jean Folds**, a Single (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Gordon Morrow** (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 2015 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the Grantor herein.

\$102,000.00 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 7th day of April, 2015.

Billie Jean Folds

Billie Jean Folds

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 Billie Jean Folds, 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.

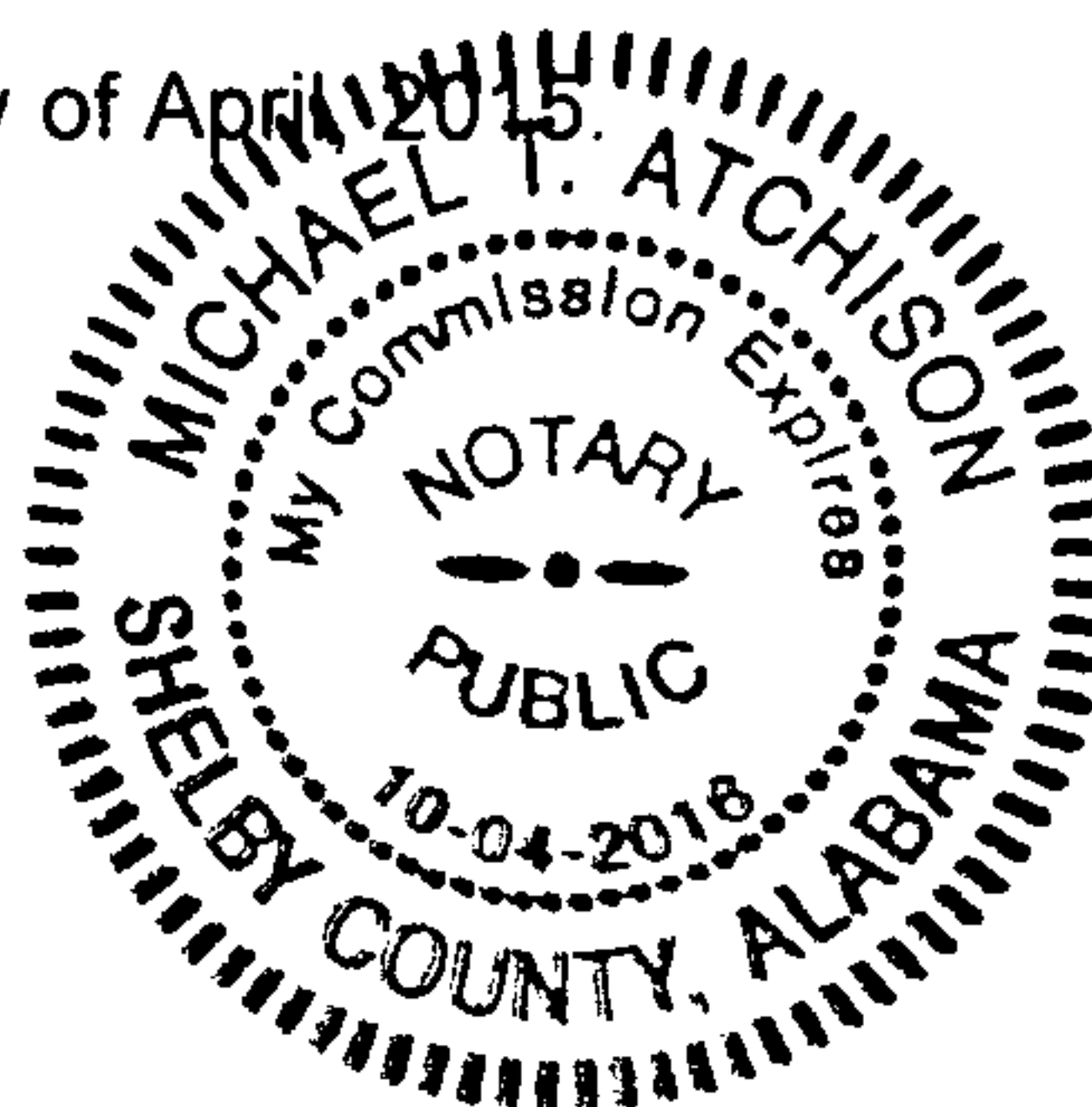
Given under my hand and official seal this the 7th day of April, 2015.

Mike T. Atchison

Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: October 04, 2016



Shelby County, AL 04/27/2015
State of Alabama
Deed Tax: \$18.00

20150427000136740 1/3 \$38.00
Shelby Cnty Judge of Probate, AL
04/27/2015 02:41:58 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

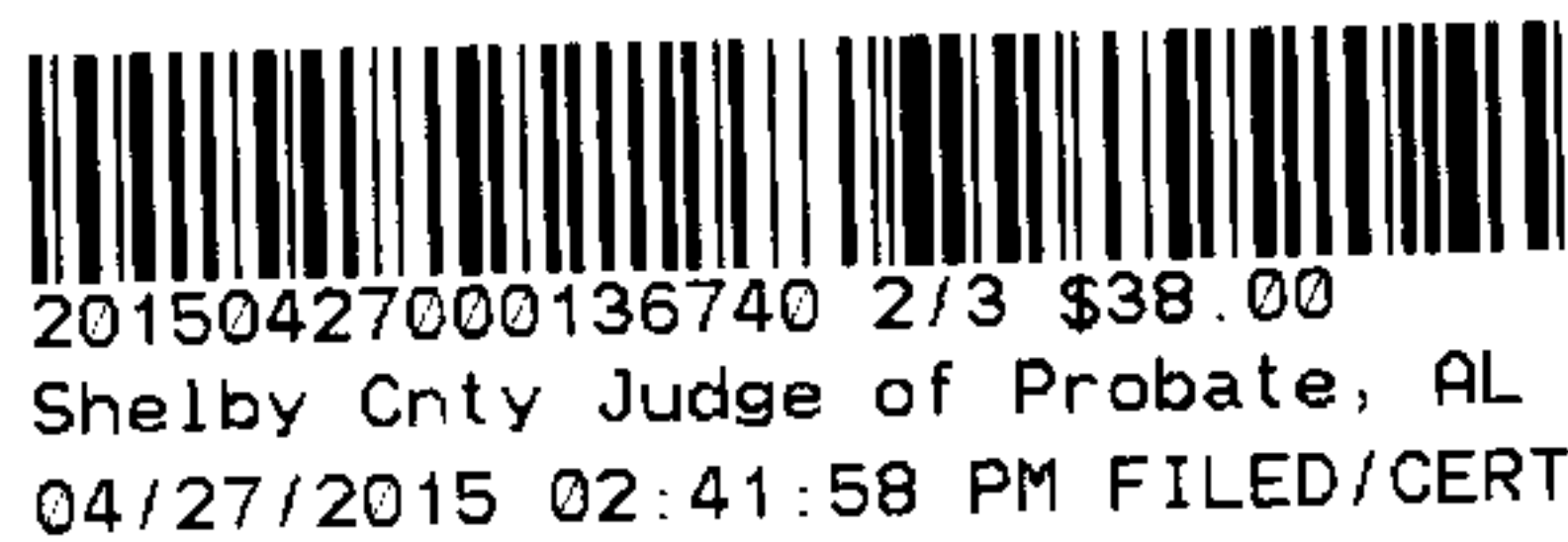
A parcel of land lying in the SW 1/4 of the SE 1/4 of Section 27, Township 17 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Begin at the SE corner of the SW 1/4 of the SE 1/4 of Section 27, Township 17 South, Range 1 East, Shelby County, Alabama, being a 2" capped pipe found; thence run northerly along the East line thereof for 1217.28 feet to an iron set and the southeasterly right of way of County Highway 101 (A.K.A. Mimosa Road- 80 foot wide right of way); thence 111 degrees 19 minutes 23 seconds left run southwesterly along said right of way line for 930.09 feet to a point of a curve to the left, having a central angle of 17 degrees 57 minutes 15 seconds, a radius of 685.17 feet and an arc length of 214.71 feet; thence 8 degrees 58 minutes 38 seconds left to chord run southwesterly along said right of way line and along said curve a chord distance of 213.83 feet; thence 8 degrees 58 minutes 38 seconds left from chord run southwesterly along said right of way line for 79.47 feet to a point of a curve to the left, having a central angle of 10 degrees 43 minutes 16 seconds, a radius of 648.03 feet and an arc length of 122.18 feet; thence 5 degrees 24 minutes 5 seconds left to chord run southwesterly along said right of way line and along said curve a chord distance of 122.00 feet to an iron found in PVC pipe; thence 114 degrees 29 minutes 37 seconds left from chord run southeasterly for 570.82 feet to iron found in PVC pipe; thence 49 degrees 38 minutes 26 seconds right run southerly for 216.23 feet to iron found in PVC pipe; thence 2 degrees 45 minutes 54 seconds left run southerly for 210.84 feet to a iron found on the South line of said 1/4-1/4 section; thence 87 degrees 14 minutes 50 seconds left run easterly along said South line for 659.12 feet to the point of beginning.

LESS AND EXCEPT: a 30 foot easement for ingress and egress, the East line of which is described as follows:

Begin at the SE corner of the SW 1/4 of the SE 1/4 of Section 27, Township 17 South, Rang 1 East; thence run North along the East line thereof for 1228.27 feet to the southerly R/W of Shelby County Road #101 and the point of ending.

According to the survey of Thomas E. Simmons, II, PLS#29099, dated February 19, 2015.



Real Estate Sales Validation Form

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

Grantor's Name Billie Jean Folds
Mailing Address 1900 Mimosa Rd
Leeds AL 35094
Property Address Average
Dunnavant, AL

Grantee's Name Gordon Morrow
Mailing Address P.O. Box 380008
Birmingham AL 35238

Date of Sale April 07, 2015
Total Purchase Price \$120,000.00
or
Actual Value _____
or
Assessor's Market Value _____



20150427000136740 3/3 \$38.00
Shelby Cnty Judge of Probate, AL
04/27/2015 02:41:58 PM 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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 08, 2015

Unattested

AC
(verified by)

Print Mike T. Atchison

Sign Mike T. Atchison
(Grantor/Grantee/Owner/Agent) circle one