

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by
Sandy F. Johnson
Attorney at Law
3170 Highway 31 South
Pelham, Alabama 35124

20150506000148370

05/06/2015 09:53:55 AM

DEEDS 1/2

Send Tax Notice to:

(Name) JAMES E. HERRINGTON

(Address) 3125 EDMOND DRIVE
PALM HARBOR, FL 34685

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, **George E. Herrington, Jr., a married man**, (herein referred to as Grantor) does grant, bargain, sell and convey his undivided (1/2) interest which represents all of his interest, unto **James E. Herrington, Christopher M. Herrington, and Allison C. Blackburn, as tenants in common** (herein referred to as Grantees), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

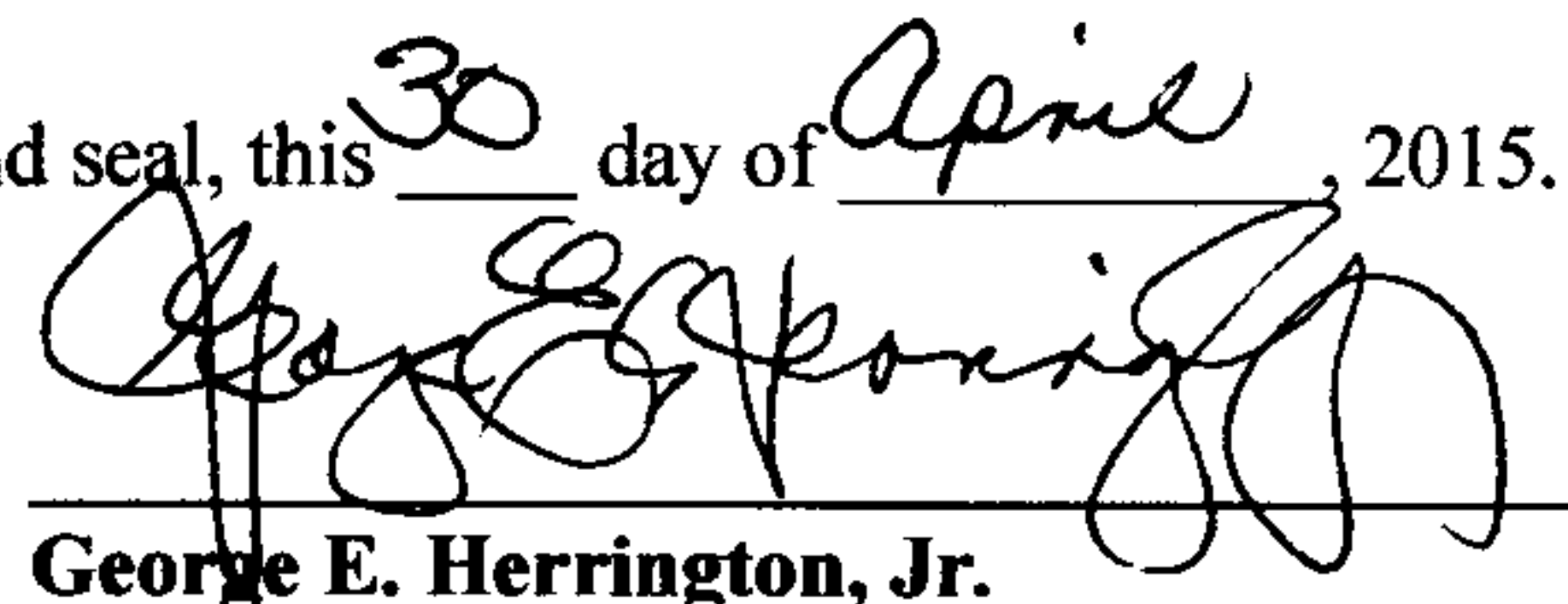
A parcel of land situated in the SW ¼ of the NE ¼ of Section 16, Township 21 South, Range 3 West, described as follows: Commence at the Southwest corner of the SW ¼ of the NE ¼ of Section 16 and go North 89 degrees 34 minutes 35 seconds East along the South boundary of said ¼ ¼ Section for 775.76 feet to the point of beginning; thence continue North 89 degrees 34 minutes 35 seconds East for 196.80 feet; thence North 0 degrees 07 minutes East for 636.42 feet to the South boundary of Big Oak Drive; thence North 85 degrees 18 minutes 10 seconds West along said boundary 210.91 feet; thence South 1 degrees 02 minutes 20 seconds East for 655.19 feet to the point of beginning; being situated in Shelby County, Alabama. Subject to taxes, restrictions, rights-of-way, exceptions, conditions and easements of record.

The above described property does not constitute the homestead of the grantor, nor that of his spouse, neither is it contiguous thereto.

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

AND SAID GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their, heirs devisees, executors and or assigns, that is it lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their, heirs, executors and assigns forever, against the lawful claims of all persons.

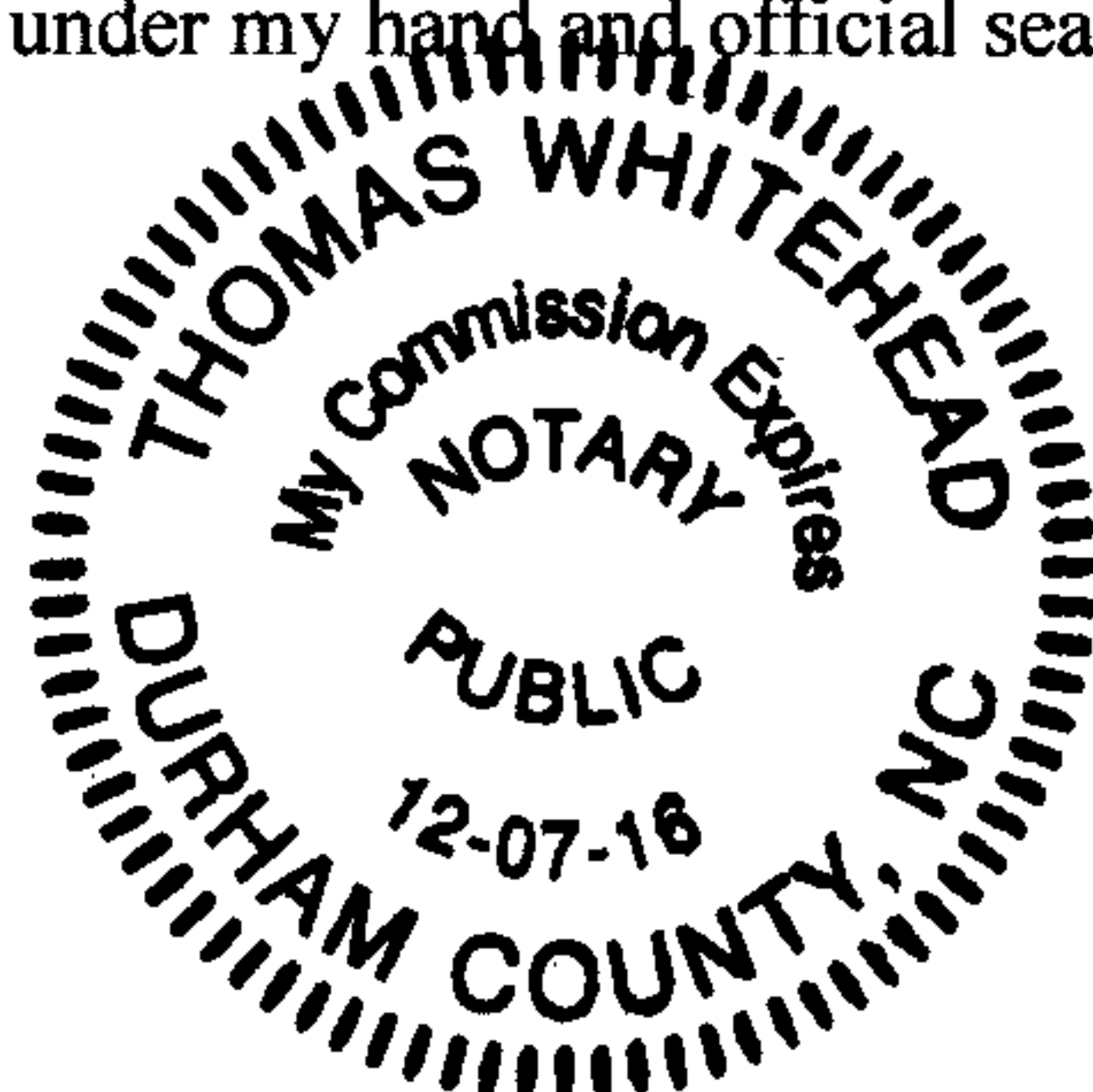
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 30 day of April, 2015.

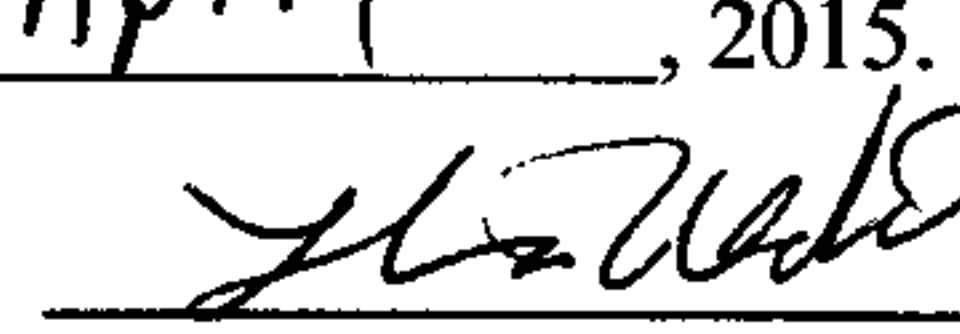

George E. Herrington, Jr.

North Carolina
STATE OF ~~ALABAMA~~)
COUNTY OF Durham)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **George E. Herrington, Jr.**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on 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 this 30th day of April, 2015.




Notary Public

My commission expires: 12/07/2016

Real Estate Sales Validation Form

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

Grantor's Name George E. Herrington, Jr.
Mailing Address 3125 Edgemoor Drive
Palm Harbor, FL 34685

Grantee's Name James E. Herrington, Christopher M.
Mailing Address Herrington, and Allison C. Blackburn
3125 Edgemoor Drive
Palm Harbor, FL 34685

Property Address Parcel: 25-5-16-0-001-018.012
20150506000148370
05/06/2015 09:53:55 AM
DEEDS 2/2

Date of Sale 04/30/2015
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 60,000.00

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 | ☐ Appraisal |
| ☐ Sales Contract | ☒ Other Tax Bill |
| ☐ 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 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 5/4/2015

Print Cassy L. Dailey

Sign Cassy L. Dailey

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/06/2015 09:53:55 AM
\$78.00 CHERRY
20150506000148370

[Signature]



Form RT-1