

This instrument was prepared without  
title evidence or survey by:

Grantee's Address:

William R. Justice  
P.O. Box 587, Columbiana, AL 35051



20150529000178230 1/3 \$40.00  
Shelby Cnty Judge of Probate, AL  
05/29/2015 01:55:59 PM FILED/CERT

## WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six Thousand Eight Hundred One and 03/100 Dollars (\$6,801.03) to the undersigned Grantor, Morton & Mahan, Inc., an Alabama corporation (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, and in further consideration of the repayment of debt owed by GRANTOR to GRANTEE, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Stanley M. Mahan, Jr. (herein referred to as GRANTEE) an undivided one-half interest in and to the following described real estate, situated in Shelby County, Alabama:

Property located in Section 28, Township 22 South, Range 3 West, and Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, more particularly described as follows:

Begin at the Southwest right of way intersection of Shelby Street and Island Street; thence in a Southwesterly direction along the Southeast right of way boundary of said Island Street 93.00 feet to the point of beginning; thence turn 87 degrees 35 minutes to the left in a Southeasterly direction 124.60 feet; thence turn 87 degrees 35 minutes to the right in a Southwesterly direction 49.60 feet; thence turn 54 degrees 30 minutes to the left in a Southerly direction 45.21 feet; thence turn 29 degrees 45 minutes to the left in a Southeasterly direction 150.30 feet; thence turn 60 degrees 00 minutes to the left in an Easterly direction 34.00 feet; thence turn 51 degrees 45 minutes to the right in a Southeasterly direction 119.00 feet; thence turn 35 degrees 23 minutes to the right in a Southerly direction 122.60 feet; thence turn 9 degrees 00 minutes to the left in a Southerly direction 40.00 feet; thence turn 35 degrees 30 minutes to the right in a Southwesterly direction 29.00 feet, more or less, to the Northeast bank of Mill Pond; thence Southeasterly along said Northeast bank of Mill Pond 66.00 feet; thence Southerly across said Mill Pond 227.00 feet, more or less, to the high-water line on the Southwest side of said Mill Pond; thence Northwesterly along said high-water line 850.00 feet, more or less, to the Northwest corner of Section 3, Township 24 North, Range 12 East, which is also intersection with the Southeast right of way boundary of said Island Street; thence Northeasterly along said Southeast right of way boundary of Island Street to the Northeast bank of Shoal Creek; thence Northwesterly along said Northeast bank of Shoal Creek 10.00 feet, more or less, to intersection with a line parallel to and 10.00 feet Northeast of said Southeast right of way boundary of Island Street; thence northeasterly along said parallel line 347.00 feet, more or less, to intersection with a line 93.00 feet Southwest of and parallel to said Southwest right of way boundary of Shelby Street; thence Southeasterly along said last mentioned parallel line 10.00 feet to the point of beginning.

LESS AND EXCEPT that portion of the above-described property conveyed by

deeds recorded as Instrument #1993-02143 and Instrument #20040820000466070 in Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE and his heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE and GRANTEE'S heirs and assigns, that it is 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 GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Stephen P. Morton, who is authorized to execute this conveyance has hereto set its signature and seal, this the 21 day of MAY, 2015.

ATTEST:

Morton & Mahan, Inc.

S.M. Mahan  
Secretary

by Stephen P. Morton  
Stephen P. Morton, as its President

STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Stephen P. Morton, whose name as President of Morton & Mahan, Inc., an Alabama corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 21<sup>st</sup> day of May, 2015.

Heather Jeff Wood  
Notary Public  
Notary Public - Alabama State At Large  
My Commission Expires  
January 23, 2018  
Bonded Thru Notary Public Underwriters

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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 Morton & Mahan, Inc.  
Mailing Address P.O. Box 531345  
Birmingham, AL 35253

Grantee's Name Shelby M. Mahan, Jr.  
Mailing Address PO Box 531345  
Birmingham, AL 35253

Property Address Island St.  
Montevallo, AL

Date of Sale 5/21/15  
Total Purchase Price \$ 20,000

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 Corporate resolution

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 5/27/15

Print William R. Justice

☐ Unattested  
(verified by)

Sign William R. Justice  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1