This Instrument was Prepared by:

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

File No.: MV-15-22114

Send Tax Notice To: William Owen Barnes
160 Starboard Drive
Shelby, AL 35143



20150003000184550 1/2 \$18.00 Shelby Cnty Judge of Probate, AL 06/03/2015 03:13:52 PM FILED/CERT

State of Alabama

} Know All Men by These Presents:

WARRANTY DEED

County of Shelby

That in consideration of the sum of Eighty Thousand Dollars and No Cents (\$80,000.00), 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, Ricky L. Nix, Jr., a since the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto William Owen Barnes, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lots 4 & 5, Block 7, of Glasscock's Subdivision, according to the map of plat thereof, as recorded in Map Book 4, Page 23, in the Probate Office of Shelby County, Alabama

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.

\$83,163.00 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 15th day of May, 2015.

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 Ricky L. Nix, Jr., 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 15th day of May, 2015.

Notary Public, State of Alabama Mike T. Atchison

My Commission Expires: October 04, 2016

20150603000184550 2/2 \$18.00 Shelby Cnty Judge of Probate, AL

Real Estate Sales Validation Form

06/03/2015 03:13:52 PM FILED/CERT

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

| Grantor's Name | Ricky L. Nix, Jr. | Grantee's Name | William Owen Barnes |
|-----------------------------------------------------------------|-----------------------------------------------------------------------------|-----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| Mailing Address | 160 Starboard Dr Shelby, AL 35143 | Mailing Address | 160 Starboard Drive Shelby, AL 35143 |
| Property Address | 160 Starboard Dr. Shelby, AL 35143 | Date of Sale Total Purchase Price or Actual Value | May 15, 2015 \$80,000.00 |
| | | or Assessor's Market Value | |
| one) (Recordation one) Bill of Sale xx Sales Cont Closing Sta | of documentary evidence is not tract atement document presented for recorda | required)Appraisal Other | ng documentary evidence: (check |
| | | | |
| | | Instructions | |
| Grantor's name and current mailing add | · | name of the person or persons co | nveying interest to property and their |
| Grantee's name and conveyed. | d mailing address - provide the | name of the person or persons to | whom interest to property is being |
| Property address - 1 | the physical address of the prop | perty being conveyed, if available. | |
| Date of Sale - the d | ate on which interest to the pro | perty was conveyed. | |
| Total purchase price the instrument offered | · | purchase of the property, both re | al and personal, being conveyed by |
| | ed for record. This may be evid | true value of the property, both readlenced by an appraisal conducted | al and personal, being conveyed by by a licensed appraiser of the |
| valuation, of the pro | perty as determined by the loca | | market value, excluding current use sibility of valuing property for property bama 1975 § 40-22-1 (h). |
| • | hat any false statements claime | t the information contained in this ed on this form may result in the in | document is true and accurate. I nposition of the penalty indicated in |
| Date May 15, 2015 | | Print $M \cdot I_{ca}$ | Att. Line |
| Unattested | (verified by) | Sign Mh | Grantee/Owner/Agent) circle one |