

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

*This instrument was prepared by:*

**Mike T. Atchison**  
Attorney At Law, Inc.  
P O Box 822  
Columbiana, AL 35051

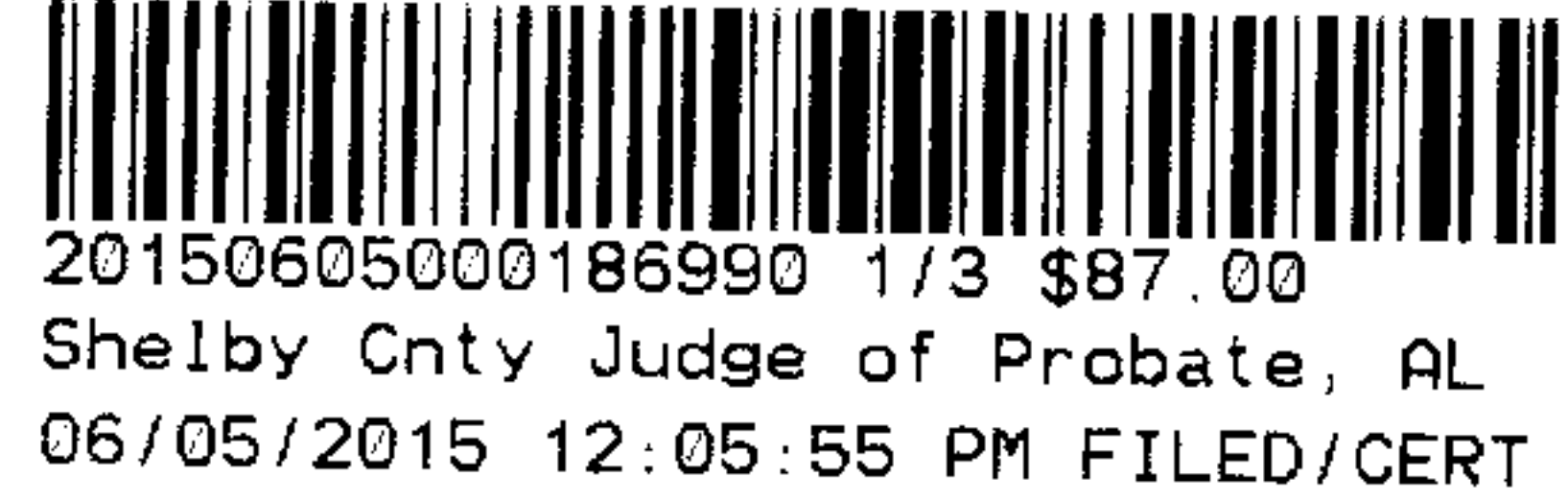
*Send Tax Notice to:*

**Steve Bingham**  
523 Buchanan Dr  
Dauphin Island AL

365-28-3502

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF CHILTON)**



**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **FIVE THOUSAND DOLLARS and NO/00 (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Veronica Bates, a single woman and Ruben Rojas, a single man** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Steve Bingham** (herein referred to as **Grantee**), the following described real estate, situated in: CHILTON County, Alabama, to-wit:

*See attached Exhibit A for Legal Description.*

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2015.
2. Easements, restrictions, rights of way, and permits of record.

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 21 day of June, 2015.

Veronica Bates  
**Veronica Bates**

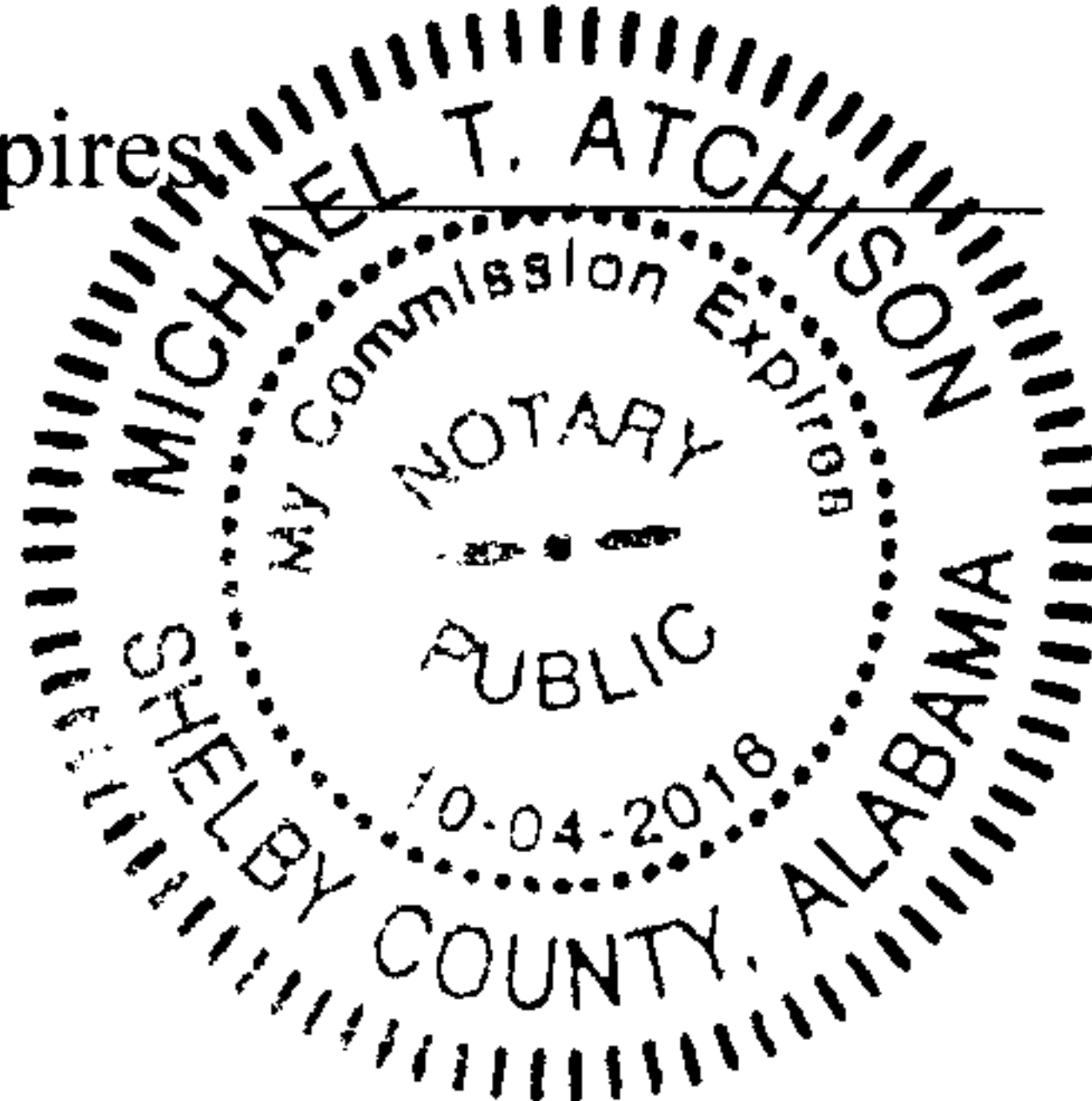
Ruben Rojas  
**Ruben Rojas**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Veronica Bates and Ruben Rojas**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of June, 2015.

Michael T. Atchison  
Notary Public  
My Commission Expires  
10-4-2016



Shelby County, AL 06/05/2015  
State of Alabama  
Deed Tax: \$67.00



20150605000186990 2/3 \$87.00  
Shelby Cnty Judge of Probate, AL  
06/05/2015 12:05:55 PM FILED/CERT

## LEGAL DESCRIPTION

Commencing at the Northwest corner of the Southeast Quarter of the Southeast Quarter of Section 32, Township 24, Range 12 and running East on North line of said forty a distance of 646 feet to a point on the centerline of the Old Birmingham-Montgomery paved highway, which is a point of beginning; thence 250 feet Eastward on North line of said forty; thence South 200 feet; thence West 180 feet to center line of above mentioned highway; thence North on said center line a distance 210 feet to point of beginning; except a right – of – way deed to the Alabama Power Company for an easement for line and poles across the above described property and that part of the highway right – of – way that falls within these bounds, and all of the property containing one acre, more or less.

Also conveyed herein:

1998 Fleetwood mobile home bearing VIN #MSFLV25A39785 & MSFLV25B39785.



# Real Estate Sales Validation Form

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

Grantor's Name

Veronica Butler  
3060 St Rd 155  
Jemison AL 35085

Grantee's Name

Steve Bingham  
523 Buchanan Dr  
Dauphin Island AL  
36528

Mailing Address

Mailing Address

Property Address

3060 St Rd 155  
Jemison AL 35085

Date of Sale

Total Purchase Price

2 June 15  
\$6,700.00

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



20150605000186990 3/3 \$87.00  
Shelby Cnty Judge of Probate, AL  
06/05/2015 12:05:55 PM FILED/CERT

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 06-2-15

Print Mike T. Atchison

Unattested

Sign Mike T. Atchison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one