

This Instrument was prepared by:
Gregory D. Harrelson, Esq.
15 Southlake Lane, Ste 130
Hoover, AL 35244

Send Tax Notice To:
Nicholas Anglin
9300 Brook Forest Circle
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of EIGHTEEN THOUSAND TWO HUNDRED FIFTY and 00/100 Dollars (\$18,250.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, John Singleton Pradat, Jr. and Lisa Selby Pradat, Husband and Wife, (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto Nicholas Anglin and Valyn Anglin, husband and wife, (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

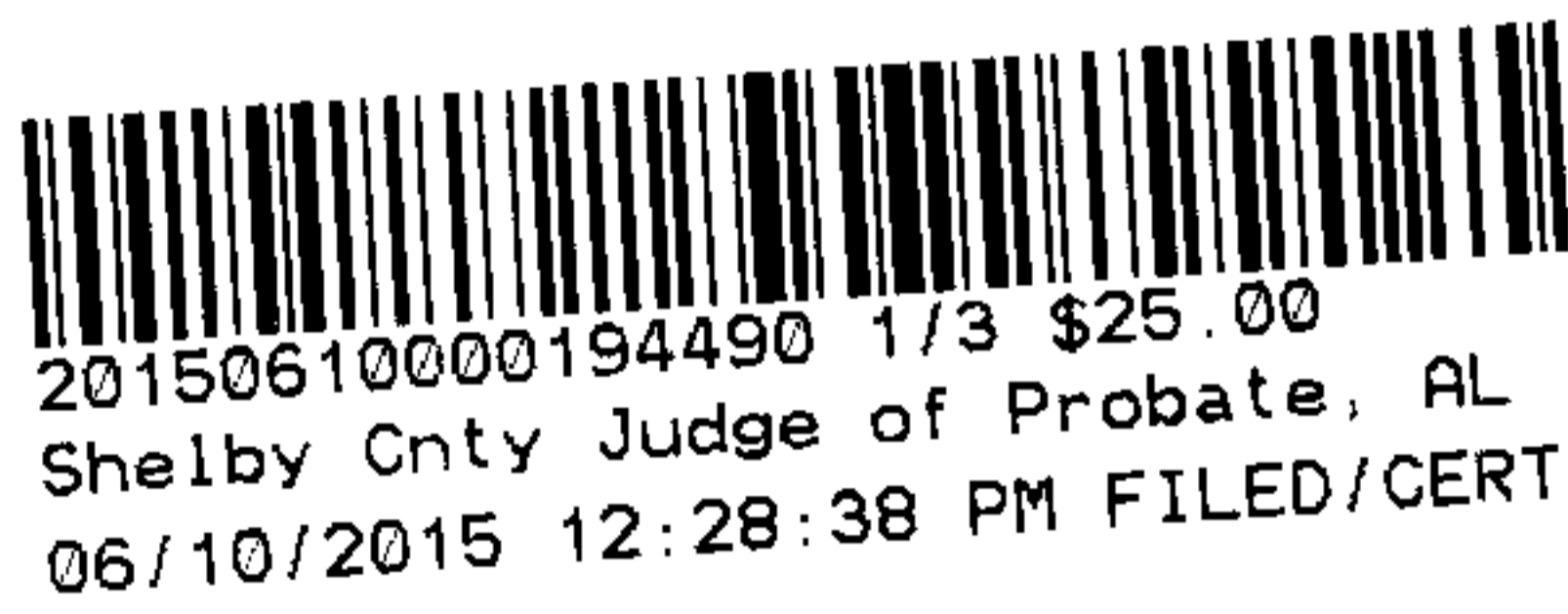
See Attached Exhibit "A"

Subject to: (1) Ad valorem taxes due and payable October 1, 2015 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by the Grantors; (3) All easements, restrictions, reservations, agreements, covenants, rights-of-way, building setback lines and any other matters of record.

\$13,687.67 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.
And the Grantors do for themselves and for their heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their 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 persons.

IN WITNESS WHEREOF, We hereunto set our hand and seal on this the 14th day of May, 2015.



John Singleton Pradat Jr.
John Singleton Pradat, Jr.

Lisa Selby Pradat
Lisa Selby Pradat by John Singleton Pradat, Jr.
as her Attorney-In-Fact

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John Singleton Pradat, 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, this 14th day of May, 2015.

[Signature]
NOTARY PUBLIC

My Commission Expires 8-25-15

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John Singleton Pradat, Jr., whose name as Attorney-in-Fact for Lisa Selby Pradat, 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 Attorney-in-Fact and with full authority, executed the same voluntarily on the day the same bears date.
Given under my hand, this 14th day of May, 2015.

[Signature]
NOTARY PUBLIC

My Commission Expires: 8-25-15

EXHIBIT "A"

Legal Description:

Commence at the SW corner of the SW 1/4 of the SE 1/4 of Section 27, Township 20 South, Range 4 West, Shelby County, Alabama; thence Easterly along the South line of said 1/4-1/4 section 221.12 feet; thence 89°38' left, Northerly 889.30 feet to the Point of Beginning of tract of land herein described; thence continue along the last mentioned course 444.65 feet more or less to the North line of said 1/4-1/4 section; thence 89°46' right Easterly along said North line 221.58 feet; thence 90°15'15" right, Southerly 444.47 feet; thence 89°42'05" right, Westerly 221.42 feet to the Point of Beginning.

LESS AND EXCEPT the Southern Railway right of way in the Northwest corner thereof. (Tax parcel #12-8-27-0-000-016.002)



20150610000194490 2/3 \$25.00
Shelby Cnty Judge of Probate, AL
06/10/2015 12:28:38 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name John + Lisa Pradat
Mailing Address 2703 Lakewood Circle
Muscatola, AL 35403

Grantee's Name Nicholas Anglin
Mailing Address 9300 Brook Forest Circle
Helena, AL 35080

Property Address See Exhibit A
to Attached Deed

Date of Sale 5-14-15
Total Purchase Price \$ 19,250.00
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

If the conveyance document presented for recordation contains all of the required information referenced above, the filling 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 5-14-15

Print Gregory D Harrelson

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20150610000194490 3/3 \$25.00
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