

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:
Susan Shultz
3911 Westover Rd
Westover AL 35147

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED THIRTY FOUR THOUSAND TWO HUNDRED DOLLARS and 00/100 (\$134,200.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Patricia Arledge, a single woman, herein referred to as Grantors*), grant, bargain, sell and convey unto, *Susan Shultz (herein referred to as Grantee)*, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Begin at the NW corner of the NE ¼ of the NW ¼ of Section 27, Township 19, Range 1 East and run South 160 feet, more or less, to the South line of the Florida Short Route (Alabama Highway No.91); thence in a Easterly direction along the South line of said Highway 515 feet to the point of beginning; thence in a Southerly direction and perpendicular to said highway, 210 feet; thence in an Easterly direction and parallel with said highway 105 feet; thence in a Northerly direction and perpendicular to said highway 210 feet; thence in a Westerly direction along the South margin of said highway 105 feet to the point of beginning . Said land is bounded on the North by the Florida Short Route on East and South by land owned by Frank Elliott and on the West by a one-half acre lot owned by the grantors herein named. Situated in Shelby County, Alabama. An easement is reserved across the north 20 ft. of said property to be used as a driveway for the ½ acre lot lying immediately West.

SUBJECT TO:

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

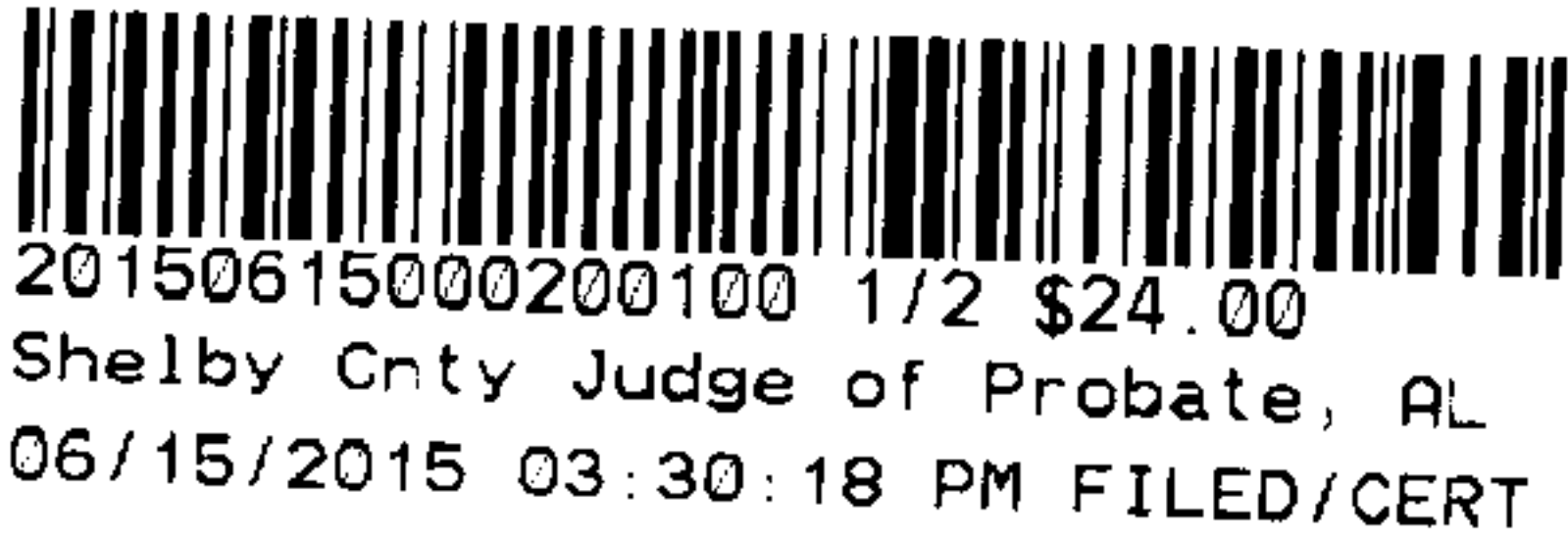
This property constitutes no part of the homestead of the Grantor.

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 15th day of June, 2015


Patricia Arledge

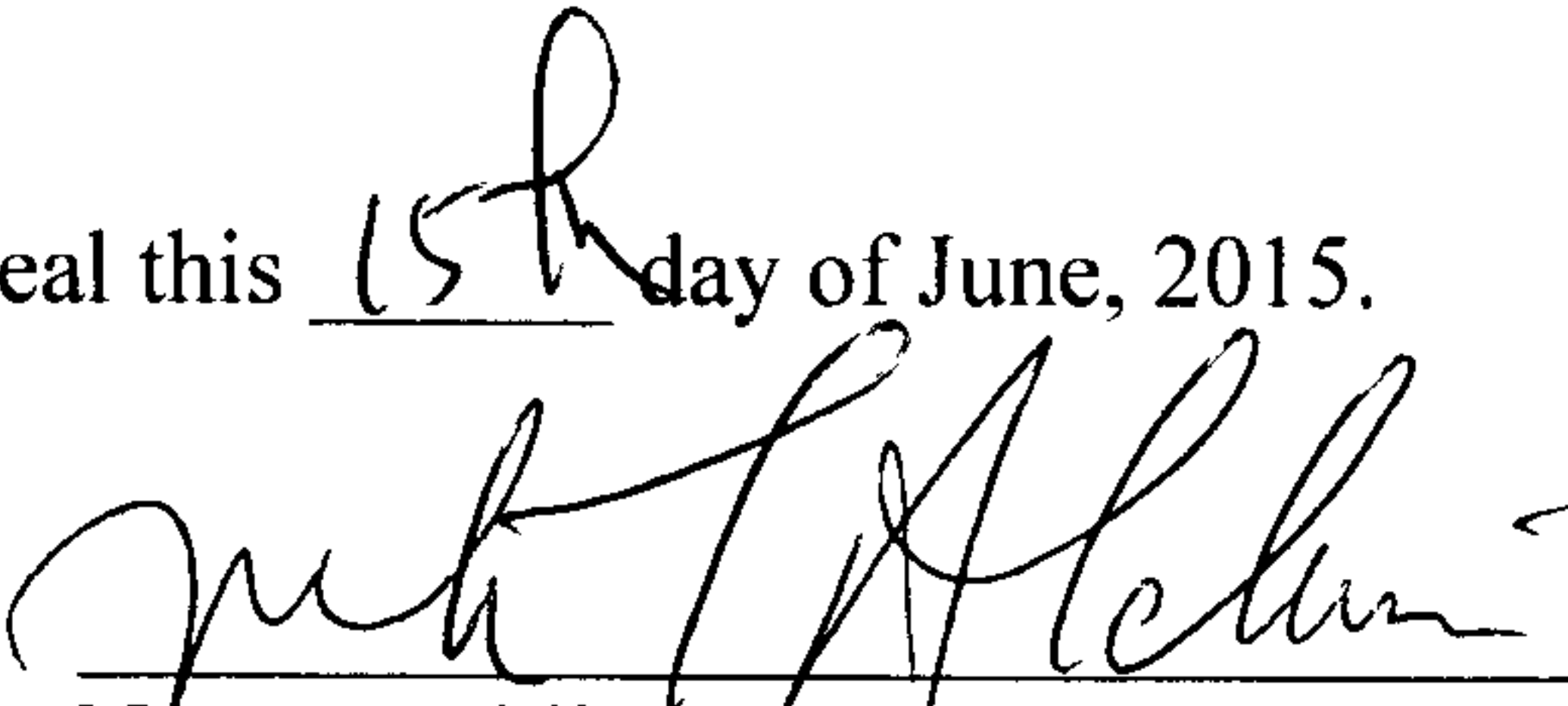


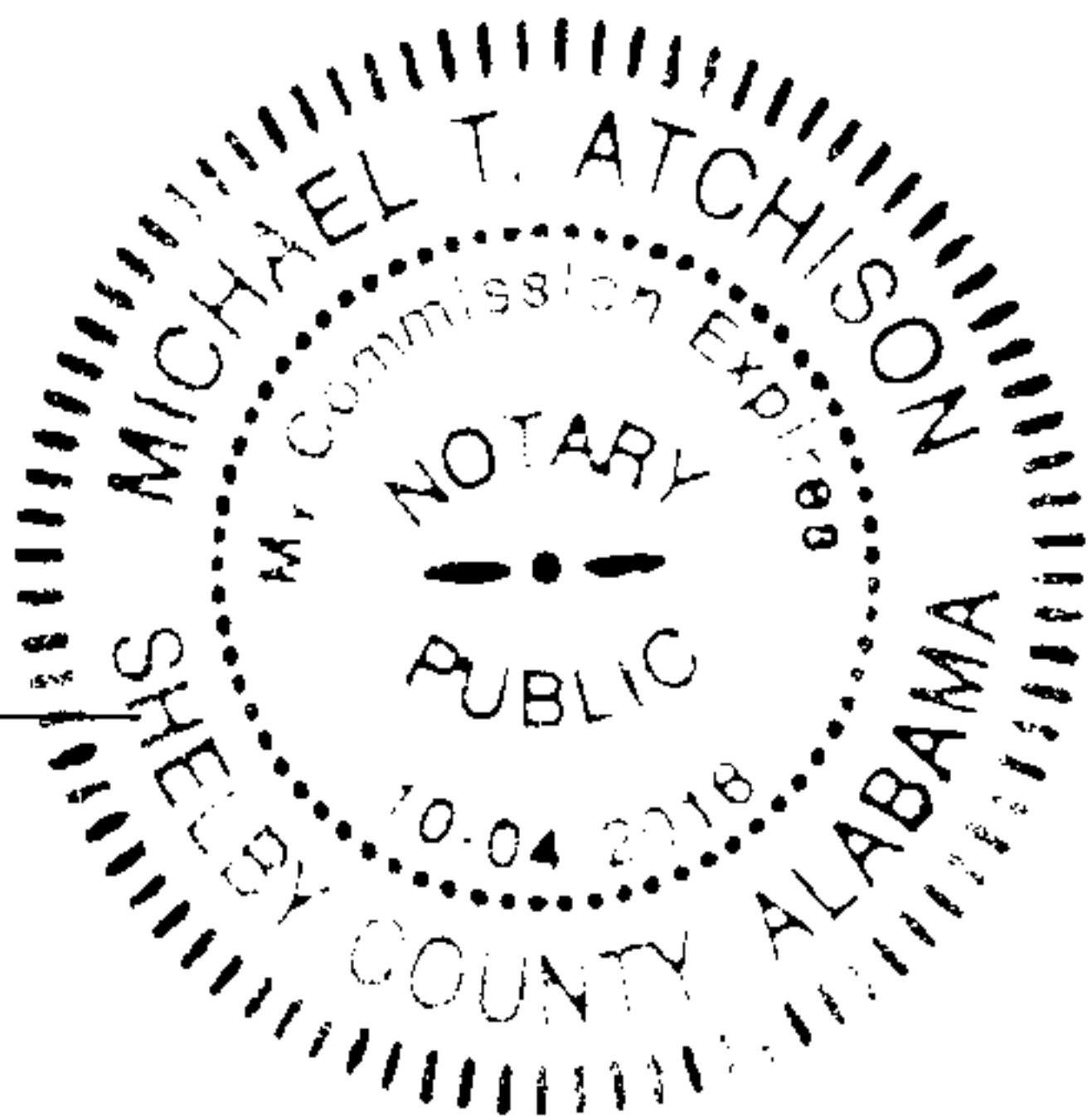
Shelby County, AL 06/15/2015
State of Alabama
Deed Tax: \$7.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Patricia Arledge*, 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 15th day of June, 2015.


Notary Public



Real Estate Sales Validation Form

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

Grantor's Name Patricia Arledge
Mailing Address 100 Thompson Street
Columbiana, AL 35057
Property Address 3911 Western Rd
Western AL 35147

Grantee's Name Susan Schulte
Mailing Address 3911 Western Rd
Western AL 35147
Date of Sale 6-15-15
Total Purchase Price 6710⁰⁰
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 1/20 Interest in property (to use full)
X Other
\$134,200 X 1/20 = \$6,710

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 6-15-15

Print M. L. T. Arledge

Unattested

Sign M. L. T. Arledge

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20150615000200100 2/2 \$24.00
Shelby Cnty Judge of Probate, AL
06/15/2015 03:30:18 PM FILED/CERT

Form RT-1