

This Instrument was Prepared by:

Send Tax Notice To: WESTERN REI, LLC

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

3360 Davey Allison Blvd
Viney town AL 35023

File No.: S-15-22286

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Thirty Six Thousand Dollars and No Cents (\$36,000.00)**, 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, **Grover E Hathcock**, a Single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **WESTERN REI, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

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.

\$0.00 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 2nd day of July, 2015.

* Grover E. Hathcock

Grover E. Hathcock

By: Carol L. Killingsworth, as Attorney in Fact

By Carol L. Killingsworth, Attorney in Fact

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 Carol L. Killingsworth as Attorney in Fact for Grover E Hathcock, 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 2nd day of July, 2015.

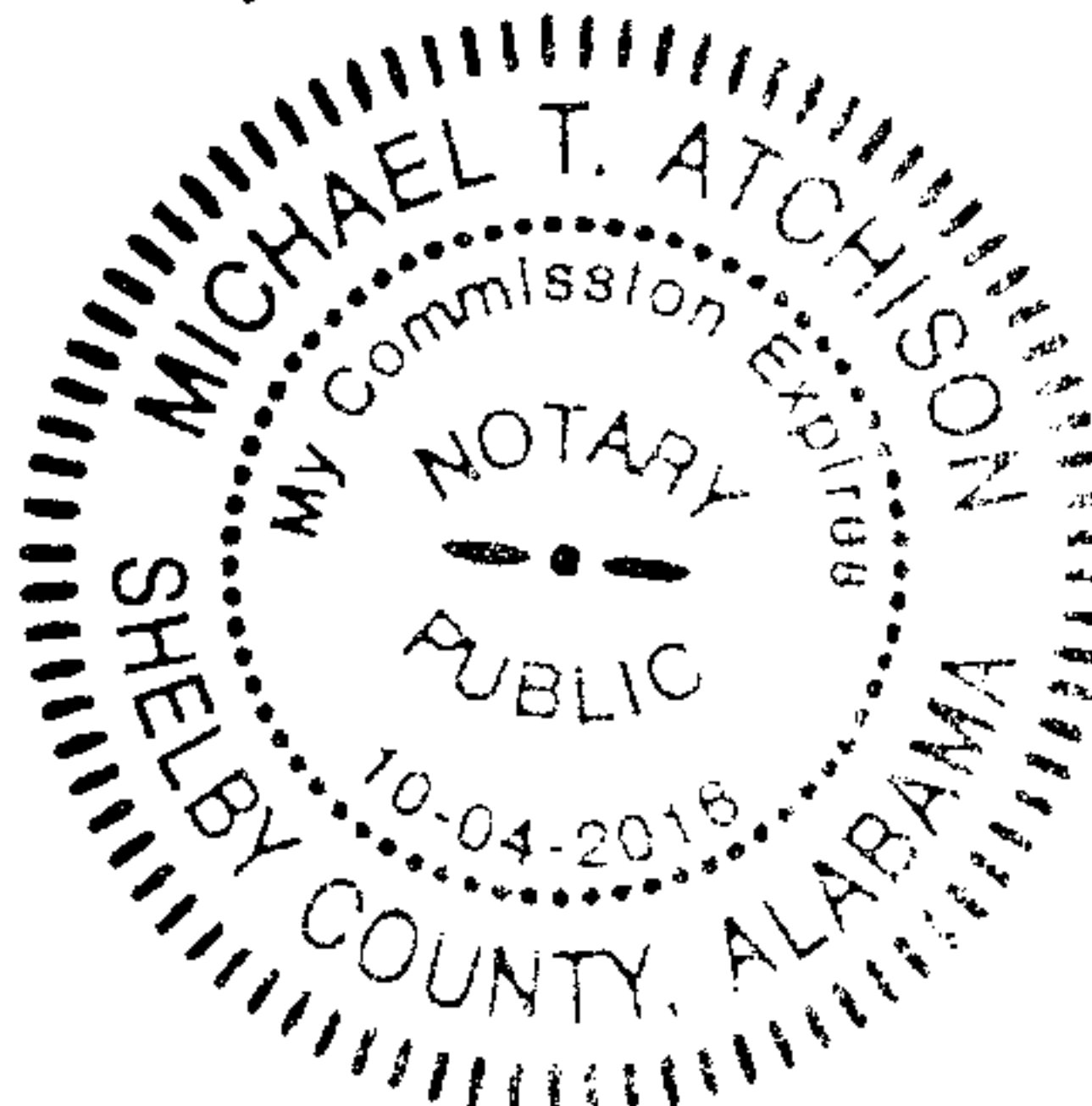
Mike T. Atchison
Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: October 04, 2016



20150707000227900 1/3 \$56.00
Shelby Cnty Judge of Probate, AL
07/07/2015 08:30:07 AM FILED/CERT

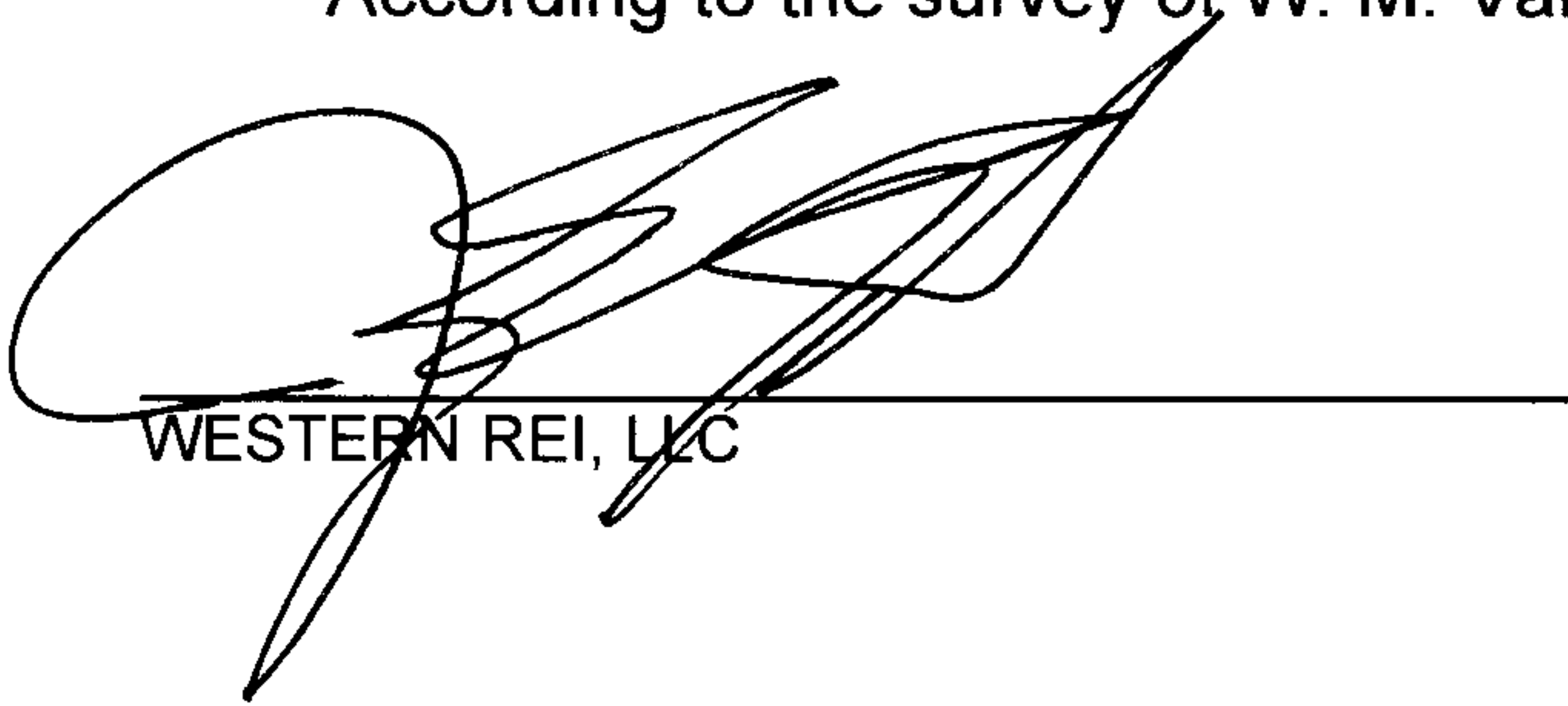


Shelby County, AL 07/07/2015
State of Alabama
Deed Tax: \$36.00

EXHIBIT "A"

Commence at the SW corner of the NE 1/4 of the SW 1/4 of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama and run North along the West line of said 1/4-1/4 section a distance of 211.40 feet to the Northwest right of way line of Shelby County Highway No. 22 and Point of Beginning; thence turn an angle of 54 degrees 36 minutes 47 seconds to the right and run along said highway right of way a distance of 95.88 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 332.88 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 186.33 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 332.88 feet to the north right of way line of Shelby County Highway No. 22; thence turn an angle of 90 degrees 00 minutes to the left and run along said highway right of way a distance of 90.45 feet to the Point of Beginning.

According to the survey of W. M. Varnon, Registered Land Surveyor, dated April 26, 1990.



WESTERN REI, LLC



20150707000227900 2/3 \$56.00
Shelby Cnty Judge of Probate, AL
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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 Grover E Hathcock
Mailing Address 2034 Village Lane
Calera AL 35040

Grantee's Name WESTERN REI, LLC
Mailing Address 3360 Dawdy Hill Sm
Honeytown AL 35023

Property Address 8849 Highway 22
Montevallo, AL 35115

Date of Sale July 02, 2015
Total Purchase Price \$36,000.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 July 01, 2015

Unattested

(verified by)

Print Grover E Hathcock

Sign Grover E. Hathcock
Carol L. Killingsworth

(Grantor/Grantee/Owner/Agent) circle one

Attorney in Fact



20150707000227900 3/3 \$56.00
Shelby Cnty Judge of Probate, AL
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