

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

This instrument was prepared by:
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P O Box 822
Columbiana, AL 35051


20150708000231090 1/3 \$108.50
Shelby Cnty Judge of Probate, AL
07/08/2015 04:02:38 PM FILED/CERT

Send Tax Notice to:
Ronald A. Lewis
28 Camellia Street
Harpersville, AL 35078

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **EIGHTY EIGHT THOUSAND ONE HUNDRED THIRTY DOLLARS and 00/100 (\$88,130.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **James Lewis and Hattie Lewis, Husband and Wife**, herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Ronald A. Lewis** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit "A" Legal Description

SUBJECT TO:

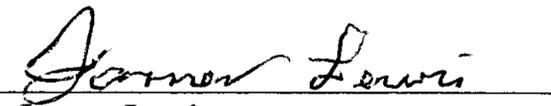
1. Ad valorem taxes due and payable October 1, 2015.
2. Easements, restrictions, rights of way, and permits of record.

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

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 7th day of July, 2015


James Lewis

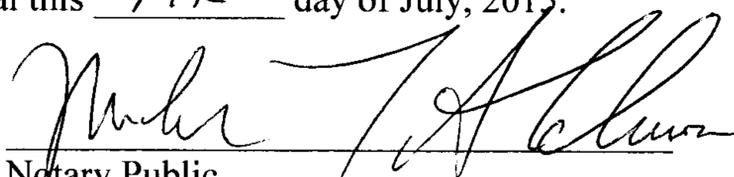

Hattie Lewis

Shelby County, AL 07/08/2015
State of Alabama
Deed Tax: \$88.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **James Lewis and Hattie Lewis**, 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 7th day of July, 2015.


Notary Public
My Commission Expires: 10-4-16

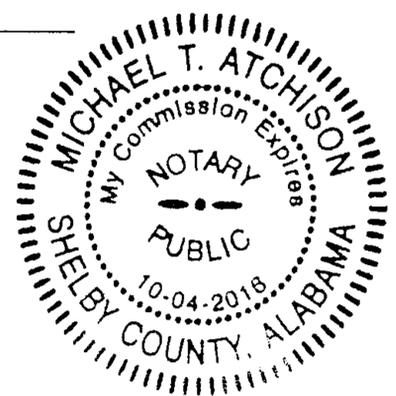


Exhibit "A" Legal Description


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A parcel of land in the West 1/2 of NW 1/4 of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama, described as follows:

Commence at the SE corner of the SE 1/4 of the NW 1/4 of Section 34, Township 19 South, Range 2 East, thence run South 87 deg. 30 min. West along the South line of said 1/4-1/4 for 229.83 feet to a point on the Northeast right of way of U.S. Highway No. 280; thence run North 56 deg. 20 min. West along the Northeast right of way for 1968.0 feet; thence run North 36 deg. 15 min. West along the Northeast right of way of Chancellor's Ferry Road for 366.4 feet to the point of beginning; thence continue along the last described course for 243.0 feet; thence run North 83 deg. 12 min. East along the South right of way of Kymulga Ferry Road for 309.79 feet; thence run South 28 deg. 21 min. East for 91.55 feet; thence run South 53 deg. 45 min. West for 257.14 feet to the point of beginning; being situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name James and Hattie Lewis
Mailing Address P.O. Box 172 Harpersville, AL 35078
Property Address 28 Camellia Street Harpersville, AL 35078

Grantee's Name Ronald A. Lewis
Mailing Address 28 Camellia Street Harpersville, AL 35078

Date of Sale 7-7-2015

Total Purchase Price or Actual Value or Assessor's Market Value \$88,130.00

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 tax value

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 7-7-2015

Print Mike T. Atchison

Unattested

AC (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Barcode and filing information: 20150708000231090 3/3 \$108.50 Shelby Cnty Judge of Probate, AL 07/08/2015 04:02:38 PM FILED/CERT