

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
Huntsville AL 35892

File No.: S15-0994

WARRANTY DEED



20150717000244490 1/3 \$45.00
Shelby Cnty Judge of Probate, AL
07/17/2015 02:29:19 PM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Twenty Five Thousand Dollars and No Cents (\$25,000.00)**, 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, **Estate of Nola Mae Holle, deceased Probate Case No. PR-2015-000311**, (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.

\$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 14th day of July, 2015.

ESTATE OF NOLA MAE HOLLE, DECEASED
PROBATE CASE NO. PR-2015-000311


Charlotte Louise Reeve
Personal Representative


Shelby County, AL 07/17/2015
State of Alabama
Deed Tax: \$25.00

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 Charlotte Louise Reeve as Personal Representative of The Estate of Nola Mae Holle, deceased Probate Case No. PR-2015-000311, 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 14th day of July, 2015.


Notary Public, State of Alabama
Mike T. Atchison

My Commission Expires: October 04, 2018

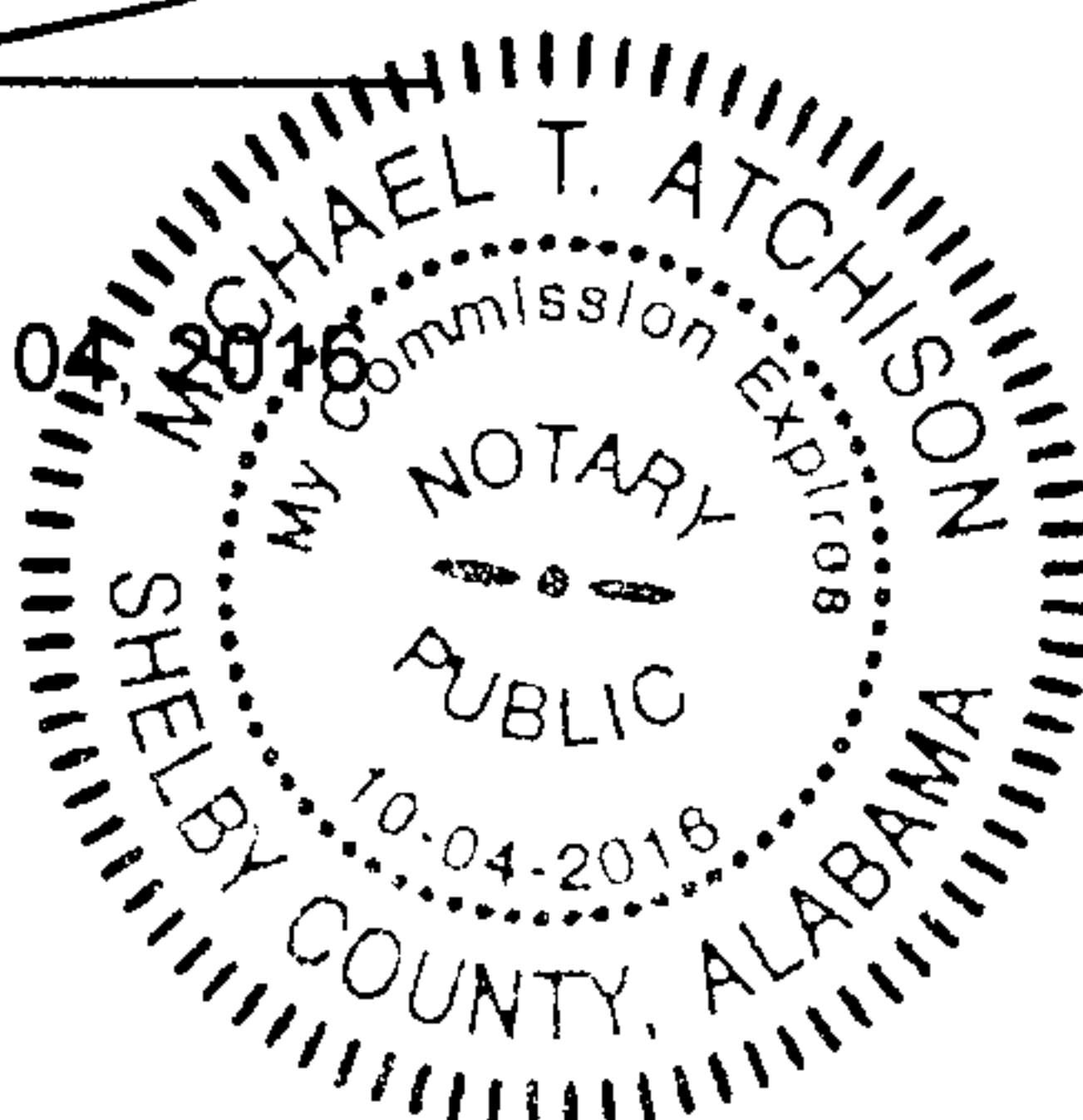


EXHIBIT "A"



20150717000244490 2/3 \$45.00
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A parcel of land located in the West 1/2 of the NW 1/4 of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the SE corner of the NW 1/4 of the NW 1/4 of said Section 21; thence run S78°25'17"W a distance of 170.3 feet to an iron pin on the Westerly right of way of Shelby County Highway No. 17; thence run S61°41'27"W a distance of 239.8 feet to the Point of Beginning; thence continue last course a distance of 210.0 feet to an iron pin; thence run N12°00'00"E a distance of 239.1 feet to an iron pin; thence run N27°16'51"E a distance of 57.1 feet to an iron pin; thence run S28°18'33"E a distance of 196.5 feet to the Point of Beginning.

ALSO, a 20 foot easement for the purpose of ingress and egress, 10 feet on each side along the following described centerline: Commence at the SE corner of the above described parcel, thence run N28°18'33"W a distance of 115 feet; thence run N56°31'35"E a distance of 277.4 feet to Shelby County Highway No. 17. 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 Estate of Nola Mae Holle, deceased
Probate Case No. PR-2015-000311

Mailing Address 7400 Wynnham Parkway
Helena, AL 35080

Property Address 10540 Highway 17
Maylene, AL 35114

Grantee's Name Western REI, LLC
3360 Davey Allison Blvd

Mailing Address Hurricane AL 35027


Date of Sale July 14, 2015
Total Purchase Price \$25,000.00

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)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other


20150717000244490 3/3 \$45.00
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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 14, 2015

Print Estate of Nola Mae Holle, deceased Probate Case
No. PR-2015-000311

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

AC
(verified by)