

This Instrument was Prepared by:

Send Tax Notice To: Brian Thomas

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

AL  
175 Baron Dr  
Chelsea, AL 35043

File No.: S-15-22013

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Twenty Thousand Dollars and No Cents (\$20,000.00)**, 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, **The Estate of Edwin Dawkins, deceased, Probate Case #PR-2015-000190, in the Probate Office of Shelby County, Alabama** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Brian Thomas**, (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 taxes for 2015 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

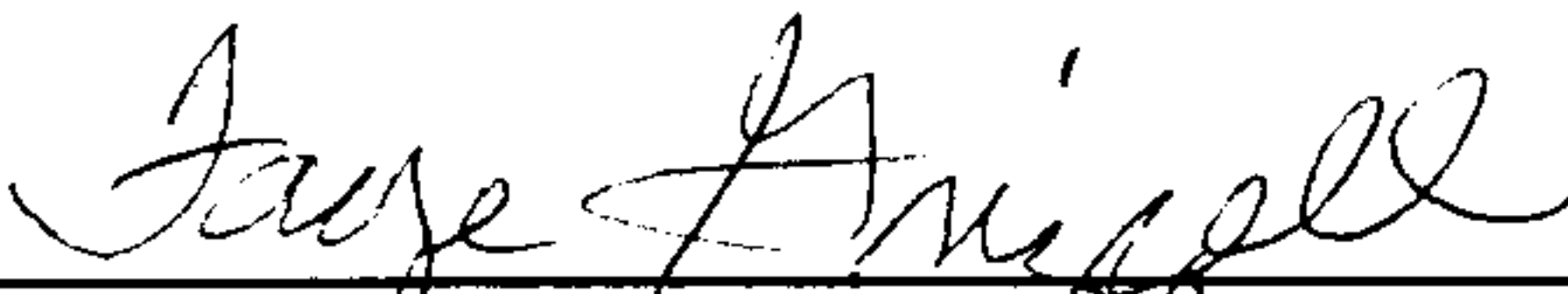
**Edwin E. Dawkins is the surviving grantee in Inst No. 1994-33025, Probate Office of Shelby County, Alabama. The other grantee, Lou Ann Dawkins, is deceased having died 8-24-2014. Grantor(s) herein are the Heirs at Law of Edwin E. Dawkins**

**\$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 21st day of August, 2015.

  
Faye Grizzell, as Personal Representative  
Estate of Edwin Dawkins, Probate Case #PR-2015-000190,  
Probate Office, Shelby County, Alabama

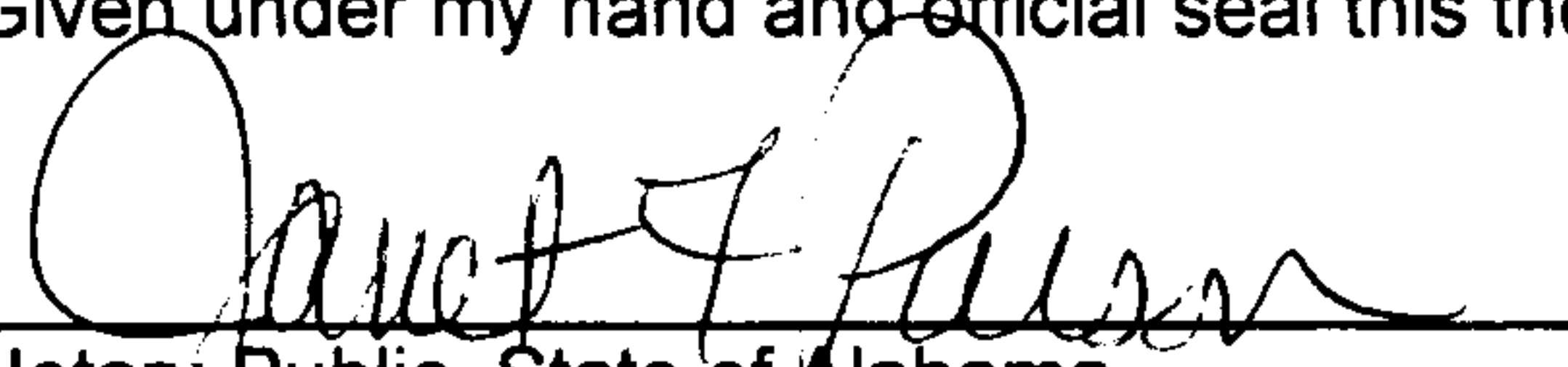

Shelby County, AL 09/03/2015  
State of Alabama  
Deed Tax: \$20.00


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 Faye Grizzell as Personal Representative of the Estate of Edwin Dawkins, Probate Case #PR-2015-000190, Probate Office, Shelby County, Alabama, 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.

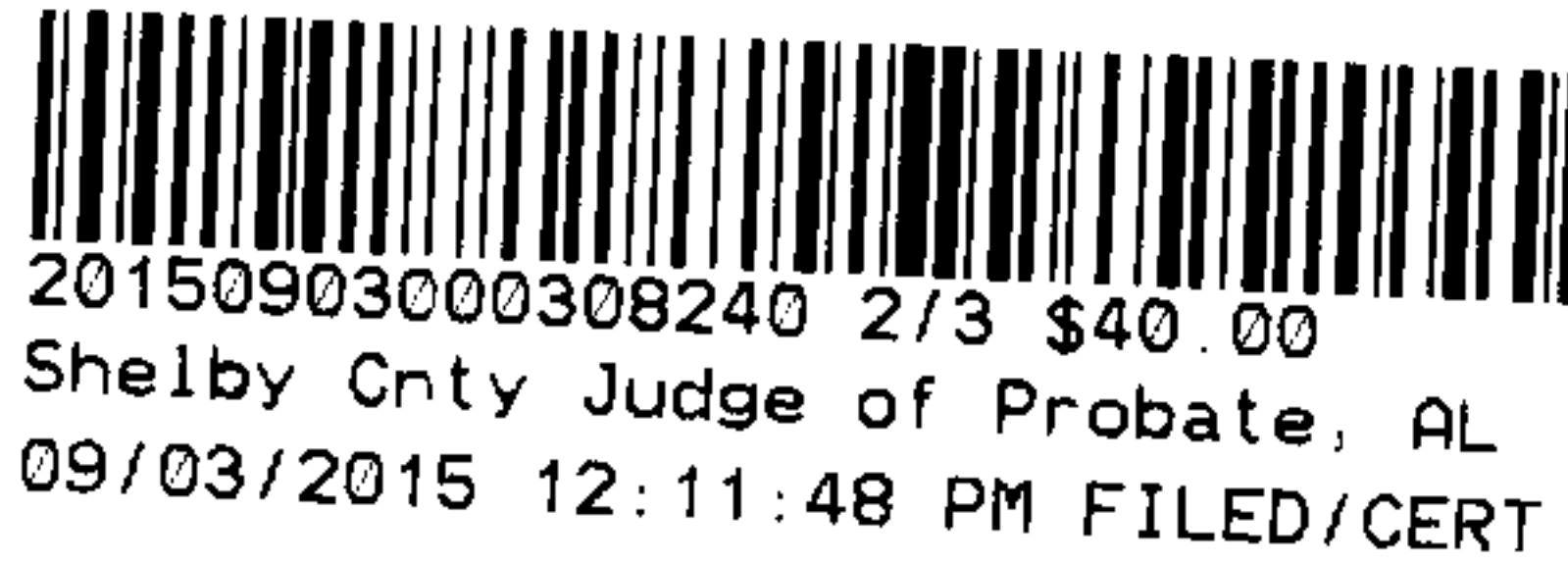
Given under my hand and official seal this the 21st day of August, 2015.

  
Notary Public, State of Alabama  
~~Mike T. Atchison~~   
My Commission Expires: October 04, 2016

  
20150903000308240 1/3 \$40.00  
Shelby Cnty Judge of Probate, AL  
09/03/2015 12:11:48 PM FILED/CERT

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Commence at the NE corner of the NE 1/4 of the SW 1/4 of Section 1, Township 24 North, Range 15 East; thence run West along the North line of said 1/4-1/4 for 37.83 feet to the West right of way of Merrell Beach Road and the point of beginning; thence continue last described course for 58.10 feet to the Southerly right of way of Shelby County Highway 405 and a curve to the right (having a radius of 916.19 feet and a central angle of 15 degrees 37 minutes 53 seconds); thence 16 degrees 02 minutes left to tangent of said curve, run Southwesterly along said curve and right of way for 249.95 feet; thence continue along said right of way and tangent of said curve for 80.99 feet; thence 84 degrees 07 minutes 55 seconds left run Southerly for 173.73 feet; thence 95 degrees 27 minutes 55 seconds left run Easterly for 381.39 feet to the Westerly right of way of Merrell Beach Road; thence 84 degrees 18 minutes left run Northerly along said right of way for 210.16 feet to the point of beginning.  
Situating 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    The Estate of Edwin Dawkins,  
deceased, Probate Case  
#PR-2015-000190, in the Probate  
Office of Shelby County, Alabama

Mailing Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Property Address    565 Highway 405  
Shelby, AL 35143



20150903000308240 3/3 \$40.00  
Shelby Cnty Judge of Probate, AL  
09/03/2015 12:11:48 PM FILED/CERT

Grantee's Name    Brian Thomas

Mailing Address    175 Baron Drive  
Chelsea, AL 35043  
\_\_\_\_\_

Date of Sale    August 21, 2015  
Total Purchase Price    \$20,000.00

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  
xx Sales Contract  
\_\_\_\_\_ Closing Statement

\_\_\_\_\_ Appraisal  
\_\_\_\_\_ Other

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    August 21, 2015

\_\_\_\_\_ Unattested

\_\_\_\_\_ (verified by)

Print    FAYE GRIZZELL

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

**Form RT-1**