

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Dana McLain
PO Box 409
Shelby AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

KNOW ALL MEN BY THESE PRESENTS, That in consideration **THIRTY NINE THOUSAND FIVE HUNDRED EIGHTY FIVE AND NO/00 DOLLARS (\$39,585.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Dana McLain, a single woman (herein referred to as Grantor)** grant, bargain, sell and convey unto **Dana McLain, Kori Lynn McNeill and Holli Danielle McNeill Pierce Arrington (herein referred to as Grantees)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

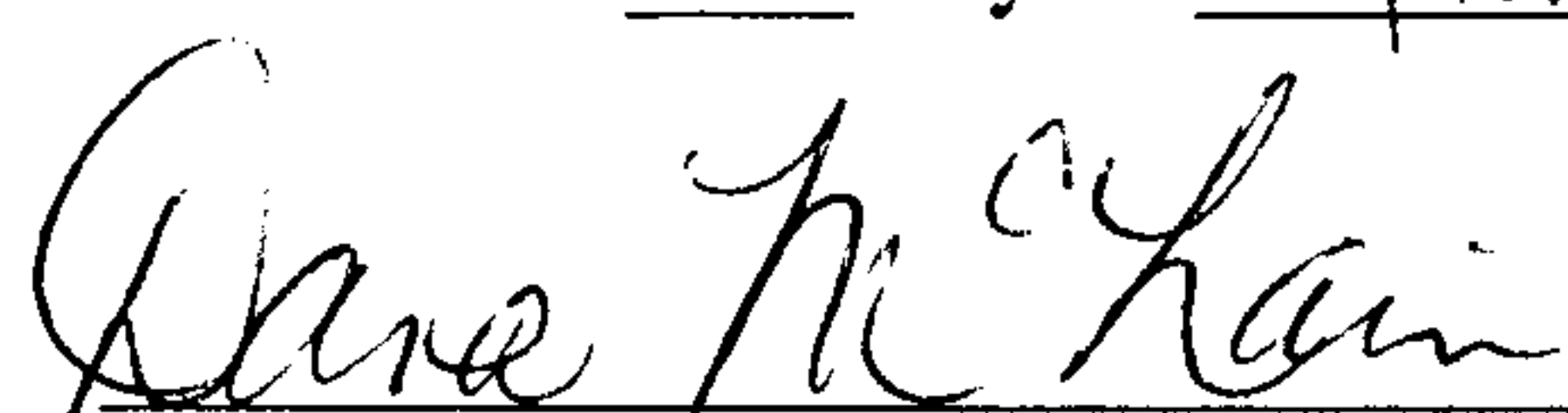
SUBJECT TO:

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

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 8th day of September, 2015.

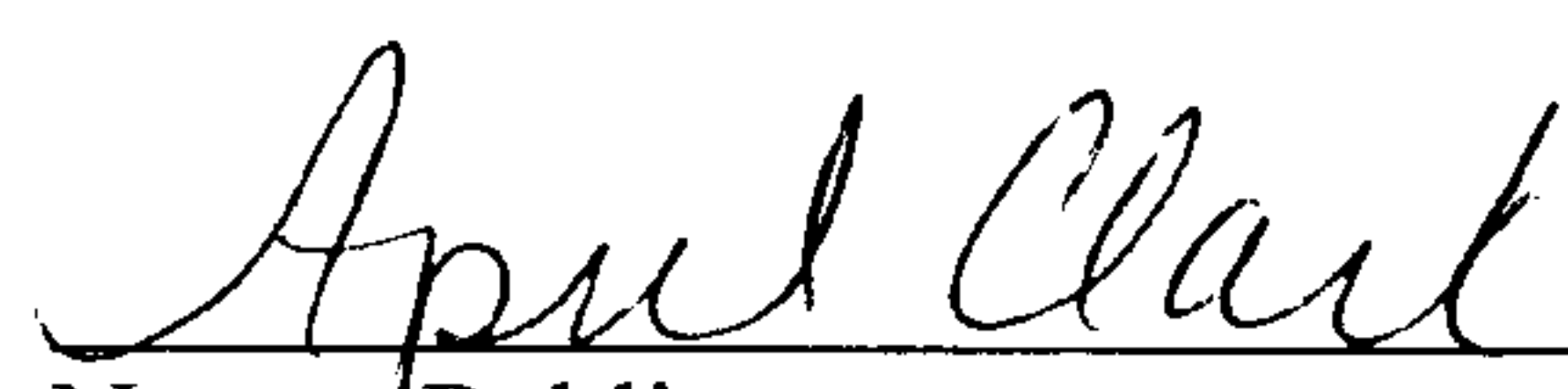


Dana McLain

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Dana McLain**, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of September, 2015.



Notary Public
My Commission Expires: ~~10-4-16~~
1-9-2017


20150915000322220 1/4 \$63.00
Shelby Cnty Judge of Probate, AL
09/15/2015 09:05:01 AM FILED/CERT

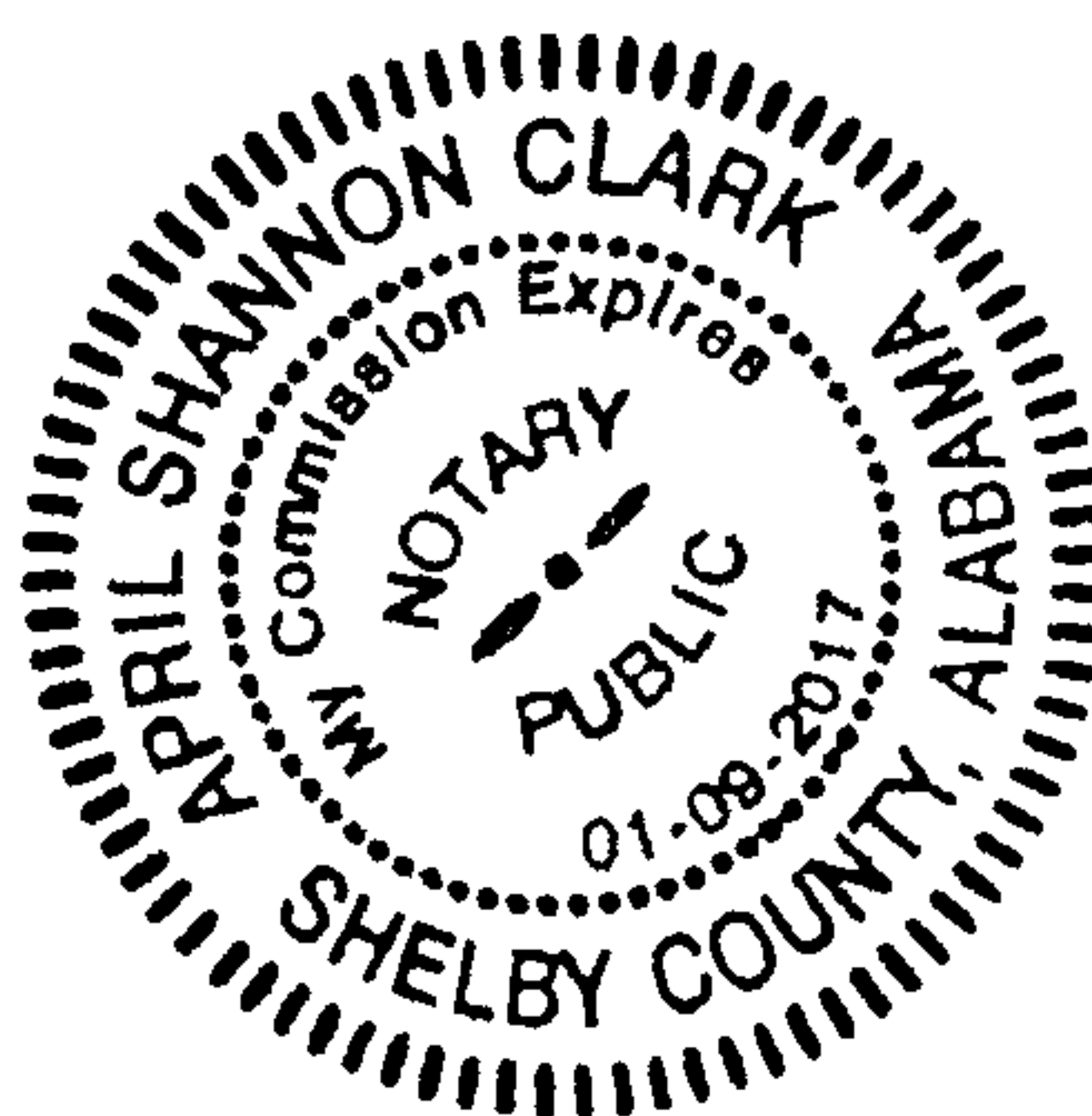


EXHIBIT A – LEGAL DESCRIPTION

PARCEL 1

Begin at the NE corner of the SE 1/4 or NE 1/4 1/4 of Section 11, Range 15 East, Township 24 north, going South along said Section line for a distance of 473.6 feet; thence an angle of 41 deg. 15 min. right (South 37 deg. 00 min. West) for a distance of 210.0 feet; thence an angle of 3 deg. 00 min. right (South 40 deg. 00 min. West) for a distance of 150 feet; thence an angle of 20 deg. 26 min. right (South 60 deg. 26 min West) for a distance of 100 feet; thence an angle of 16 deg. 15 min. right (South 76 deg. 41 min. West) for a distance of 100 feet; thence an angle of 18 deg. 57 min. right (North 84 deg. 22 min. West) for a distance of 100 feet; thence an angle of 11 deg. 07 min. right (North 73 deg. 15 min. West) for a distance of 100 feet; thence an angle of 8 deg. 22 min. left (North 81 deg. 37 min. West) for a distance of 100 feet; thence an angle of 9 deg. 15 min. left (South 89 deg. 08 min. West) for a distance of 100 feet; thence an angle of 5 deg. 16 min. left (South 83 deg. 52 min. West) for distance of 155 feet; thence and angle of 17 deg. 17 min. left (South 66 deg. 35 min. West) for a distance of 240.0 feet; thence an angle of 53 deg. 04 min. left (South 13 deg. 31 min. West) for a distance of 240.00 feet to the point of beginning; thence and angle of 83 deg. 33 min. left (South 70 deg. 02 min. East) for a distance of 244.01 feet to highwater easement of Alabama Power Company Lake (lake Lay) this establishes the North boundary line of said tract of land; thence from the point of beginning an angle of 76 deg. 40 min. right (South 7 deg. 38 min. West) from North boundary line for a distance of 275 feet; thence an angle of 101 deg. 04 min. left (North 86 deg. 34 min. East) for a distance of 249.7 feet to highwater easement of Alabama Power Company Lake (Lake Lay); thence a distance along said easement Northward for a distance of 175 feet to the North boundary line; thence along said North boundary line to point fo beginning according to the survey of Gary N. Roberts, Reg. L. S.

This tract of land being situated in the SE 1/4 of NE 1/4 fo Section 11, Township 24 North, Range 15 East, Shelby County Alabama. Subject to easements and rights of way of record.

PARCEL 2

Beginning at the NE corner of the SE 1/4 of NE 1/4 of Section 11, going South along said section line for a distance of 473.6 feet; thence an angle of 41 deg. 15 min. right (South 37 deg. 00 min. West) for a distance of 210.0 feet; thence an angle of 3 deg. 00 min. right (South 40 deg. 00 min West) for a distance of 150.0 feet; thence and angle of 20 deg. 26 min. right (South 60 deg. 26 min. West) for a distance of 100.0 feet; thence an angle of 16 deg. 15 min. right (South 76 deg. 41 min. West) for a distance of 100.0 feet; thence an angle of 18 deg. 57 min. right (North 84 deg. 22 min. West); thence an angle of 11 deg. 07 min. right (North 73 deg. 15 min. West) for a distance of 100.0 feet; thence and angle of 8 deg. 22 min. left (North 81 deg. 37 min. West) for a distance of 100.00 feet; thence an angle of 9 deg. 15 min. left (South 89 deg. 08 min. West) for a distance of 100.0 feet; thence an angle of 5 deg. 16 min. left (South 83 deg. 52 min. West) for a distance of 155.0 feet; thence an angle of 17 deg. 17 min. left (South 66 deg. 35 min. West) for a distance of 240.0 feet; to a point of beginning; thence an angle of 107 deg. 27 min. left (South 40 deg. 52 min. East) for a distance of 341.0 feet plus or minus to the highwater elevation of Alabama power Company Lake (Lake Lay) this establishes the eastern boundary of said tract of land; thence from the point of beginning an angle of 54 deg. 23 min. right (South 13 deg. 31 min. West) from eastern boundary line for a distance of 240.0 feet; thence an angle of 83 deg. 33 min. left (South 70 deg. 02 min. East) for a distance of 244.1 feet plus or minus to highwater elevation of Alabama Power Company Lake (Lake Lay); thence follow said highwater elevation to eastern boundary line; thence along eastern boundary line to point of beginning. This tract of land being situated in the SE1/4 of NE 1/4 of Section 11, Township 24 South, Range 15 East, Shelby County, Alabama. Subject to easements of record, situated in Shelby County, Alabama.

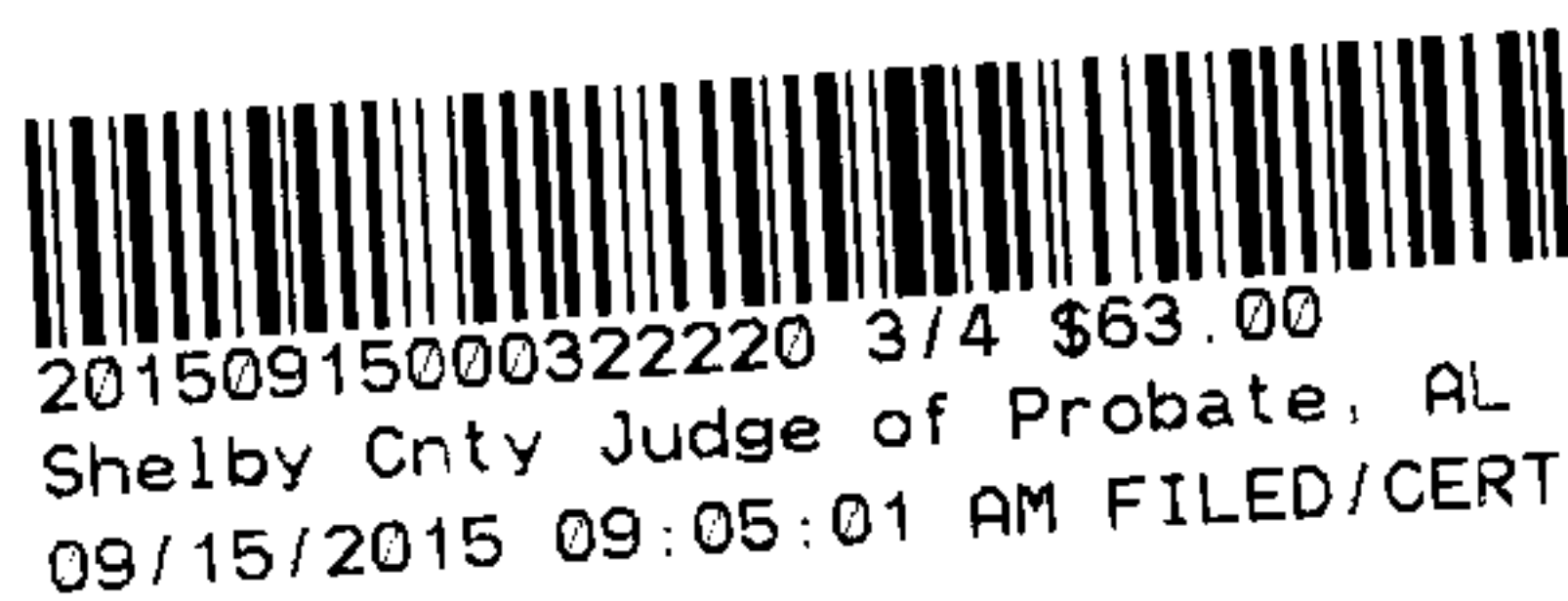


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Shelby Cnty Judge of Probate, AL
09/15/2015 09:05:01 AM FILED/CERT

PARCEL 3

Begin at the Northwest corner of Section 11, Township 24 North, Range 15 East, and run thence East along the North boundary of said section 11 a distance of 3816.0 feet to the Northwest corner of property heretofore conveyed to my son, Russell R. Carden, which is the point of beginning of the parcel herein described; thence turn 101 deg. 38 min. right and run along the West line of said parcel heretofore conveyed to said Russell R. Carden 364.7 feet to the Southwest corner of said property heretofore conveyed to said Russell R. Carden; thence turn 78 deg. 22 min. right and run to a point of the West line of the NW 1/4 of NE 1/4 of Section 11; thence run North, along the West line of said NW 1/4 of NE 1/4 of Section 11 to the point of beginning.

Also from the Northwest corner of Sec. 11, Township 24 North Range 15 East, run East along the North boundary line of said Sec. 11 a distance of 3816.0 feet to the point of beginning of the parcel herein described; thence turn 101 deg. 38 min. right and run 364.7 feet; thence turn 101 deg. 38 min. left and run to a point on the East line of the NE 1/4 of NE 1/4 of said Section 11; thence run North, along the East line of said NE 1/4 of NE 1/4 of said Section 11 to the Northeast corner of said quarter quarter section; thence run West, along the North boundary line of said Section 11 to the point of beginning, less and except that portion thereof heretofore conveyed to Alabama Power Company, and less and except that portion thereof heretofore conveyed to said Russell R. Carden as shown by deed recorded in Deed Book 255, at page 243, Office of the Judge of Probate of Shelby County, Alabama, (which is included in the parcel described herein).



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

Grantor's Name Dana McLain
Mailing Address PO BOX 409
Shelby AL 35143

Grantee's Name Dana McLain
Mailing Address PO BOX 409
Shelby AL 35143

Property Address _____

Date of Sale _____
Total Purchase Price _____
or
Actual Value _____
or
Assessor's Market Value \$39,585.00

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 - 1/3 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 _____

Unattested

(verified by)

Print

Sign

Dana McLain

Dana McLain

(Grantor/Grantee/Owner/Agent) circle one



20150915000322220 4/4 \$63.00
Shelby Cnty Judge of Probate, AL
09/15/2015 09:05:01 AM FILED/CERT

Shelby County, AL 09/15/2015
State of Alabama
Deed Tax: \$40.00

Form RT-1