

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

This instrument was prepared by:  
**Mike T. Atchison**  
Attorney At Law, Inc.  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:  
**Norma G. Dodson**  
6452 Hwy 55  
Wilsonville AL 35186

**WARRANTY DEED**

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

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **FIVE THOUSAND DOLLARS and NO/00 (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Mary Kay Messina, a Single woman** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Norma G. Dodson** (herein referred to as **Grantee**), 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.

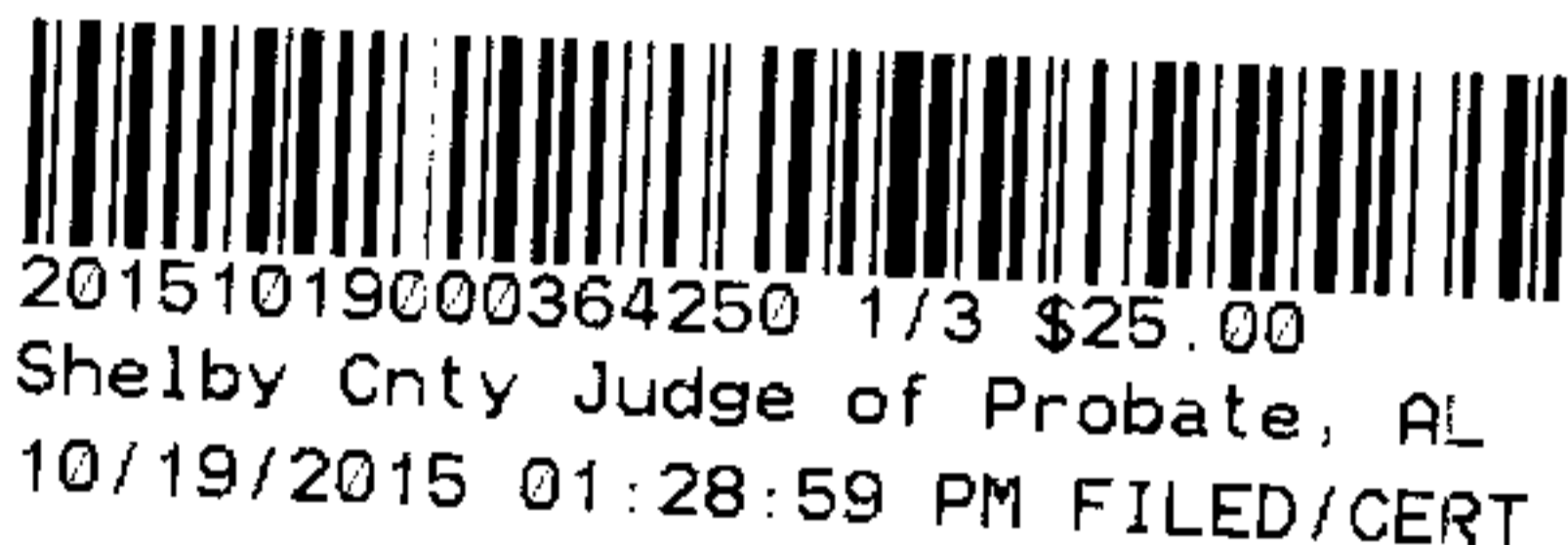
**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

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 14<sup>th</sup> day of August, 2015.

Mary Kay Messina  
**Mary Kay Messina**

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

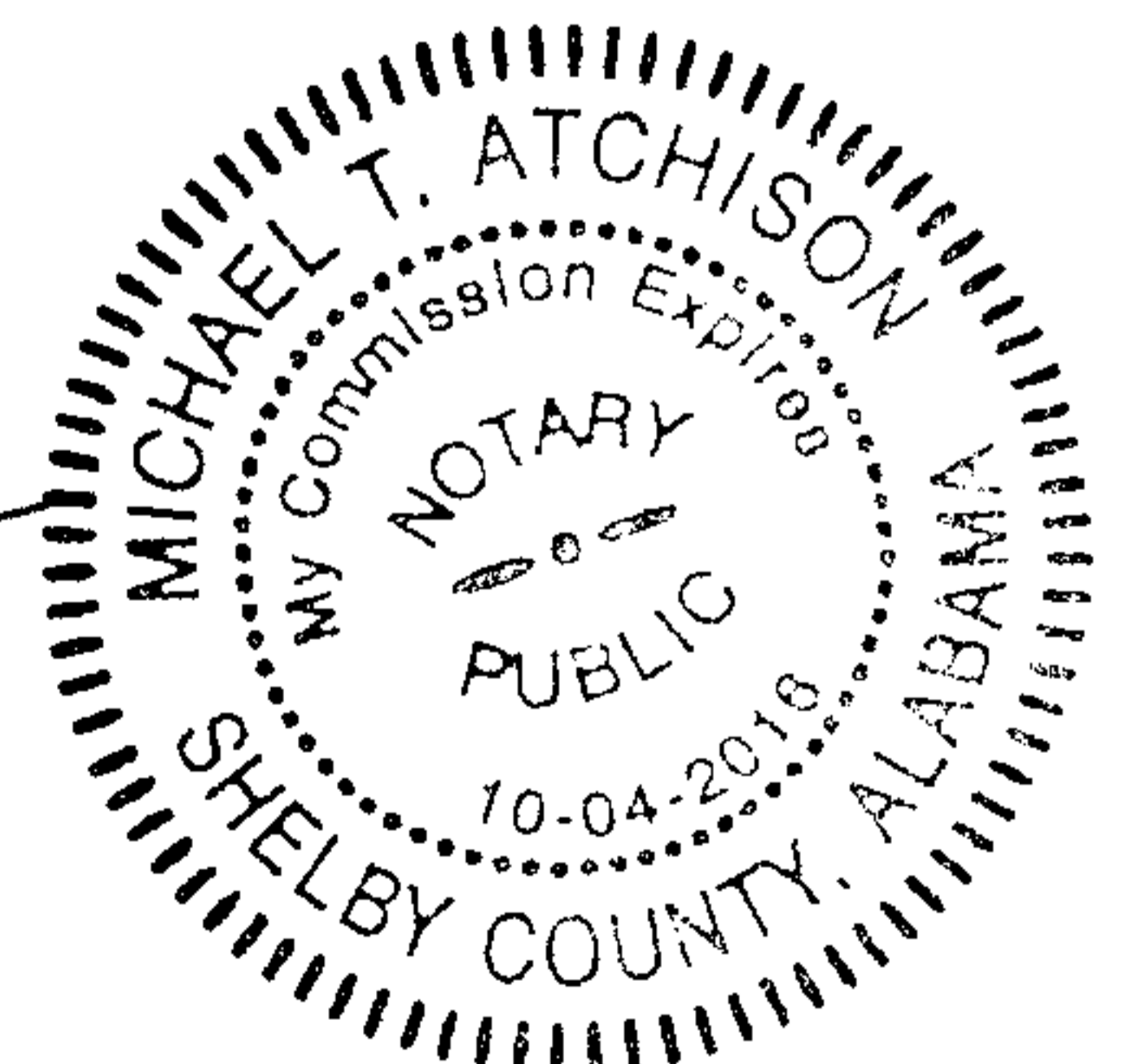


Shelby County, AL 10/19/2015  
State of Alabama  
Deed Tax: \$5.00

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Mary Kay Messina**, 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 14<sup>th</sup> day of August, 2015.

Michael T. Atchison  
Notary Public  
My Commission Expires: 10-4-16



EXHIBIA A - LEGAL DESCRIPTION

PARCEL NO. 2: : Commence at a ½" pipe in place being the Southwest corner of the Northwest one-fourth of the Northwest one-fourth of Section 9, Township 20 South, Range 1 East, Shelby County, Alabama; thence proceed South 87° 45' 44" East along the South boundary of said quarter-quarter section for a distance of 610.42 feet (set ½" rebar) to the point of beginning. From this beginning point continue South 87° 45' 44" East along the South boundary of said quarter-quarter section for a distance of 48.63 feet (set ½" rebar); thence proceed North 08° 54' 10" West for a distance of 273.53 feet (set ½" rebar); thence proceed South 01° 20' 11" West for a distance of 268.42 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Northwest one-fourth of Section 9, Township 20 South, Range 1 East, Shelby County, Alabama and contains 0.15 acres.



20151019C00364250 2/3 \$25.00  
Shelby Cty Judge of Probate, AL  
10/19/2015 01:28:59 PM FILED/CERT

Grantor's Name Mary Kay Messina  
Mailing Address Chelsea, AL  
Property Address no address assigned

Grantee's Name Norma G. Dodson  
Mailing Address 10452 Hwy 95  
Wilsonville, AL 35186  
Date of Sale 8-14-15  
Total Purchase Price \$5000.00  
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

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 \_\_\_\_\_

Print Mike T. Atchison

Unattested

Sign Mike T. Atchison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20151019000364250 3/3 \$25.00  
Shelby Cnty Judge of Probate, AL  
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