

STATE OF ALABAMA)

SHELBY COUNTY)



20151112000393010 1/4 \$35.00
Shelby Cnty Judge of Probate, AL
11/12/2015 03:15:31 PM FILED/CERT

FEE SIMPLE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

ONE AND ¹⁰/₁₀₀ DOLLAR AND LOVE dollar(s), cash, in hand paid to the
AND OTHER GOOD AND VALUABLE CONSIDERATION

undersigned by MYRA BETH NEAL, the receipt of which is hereby acknowledged, I

(we), the undersigned grantor(s), GABORY F. & MARY F. RICHARDS have this day

bargained and sold, and by these presents do hereby grant, bargain, sell and convey

unto MYRA BETH NEAL the following described property, lying and being

in Shelby County, Alabama and more particularly described as follows:

*PROPERTY described ON Exhibit "A" attached hereto
AND MARK PART AND PARCEL hereof as fully as is SET
OUT herein which said Exhibit "A" is signed by grantors
herein for the purpose of identification*

Shelby County, AL 11/12/2015
State of Alabama
Deed Tax: \$12.00

To Have and To Hold, _____, its successors and assigns
in fee simple forever.

And for the consideration, aforesaid, I (we) do for myself (ourselves), for my (our) heirs,
executors administrators, successors, and assigns covenant to and with Shelby County that I
(we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land

hereinabove described; that I (we) have a good and lawful right to sell and convey the same as aforesaid; that the same is free of all encumbrances, liens, and claims, except the lien for advalorem taxes which attached on October 1, last past, and which is to be paid by the grantor; and that I (we) will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.



20151112000393010 2/4 \$35.00
Shelby Cnty Judge of Probate, AL
11/12/2015 03:15:31 PM FILED/CERT

In witness whereof, I (we) have hereunto set my (our) hand(s) and seal this the 6
day of October, 2015.

Jugay F. Roach

Mary Ellen Roach

Myranda Kaye Pitt

10/6/15

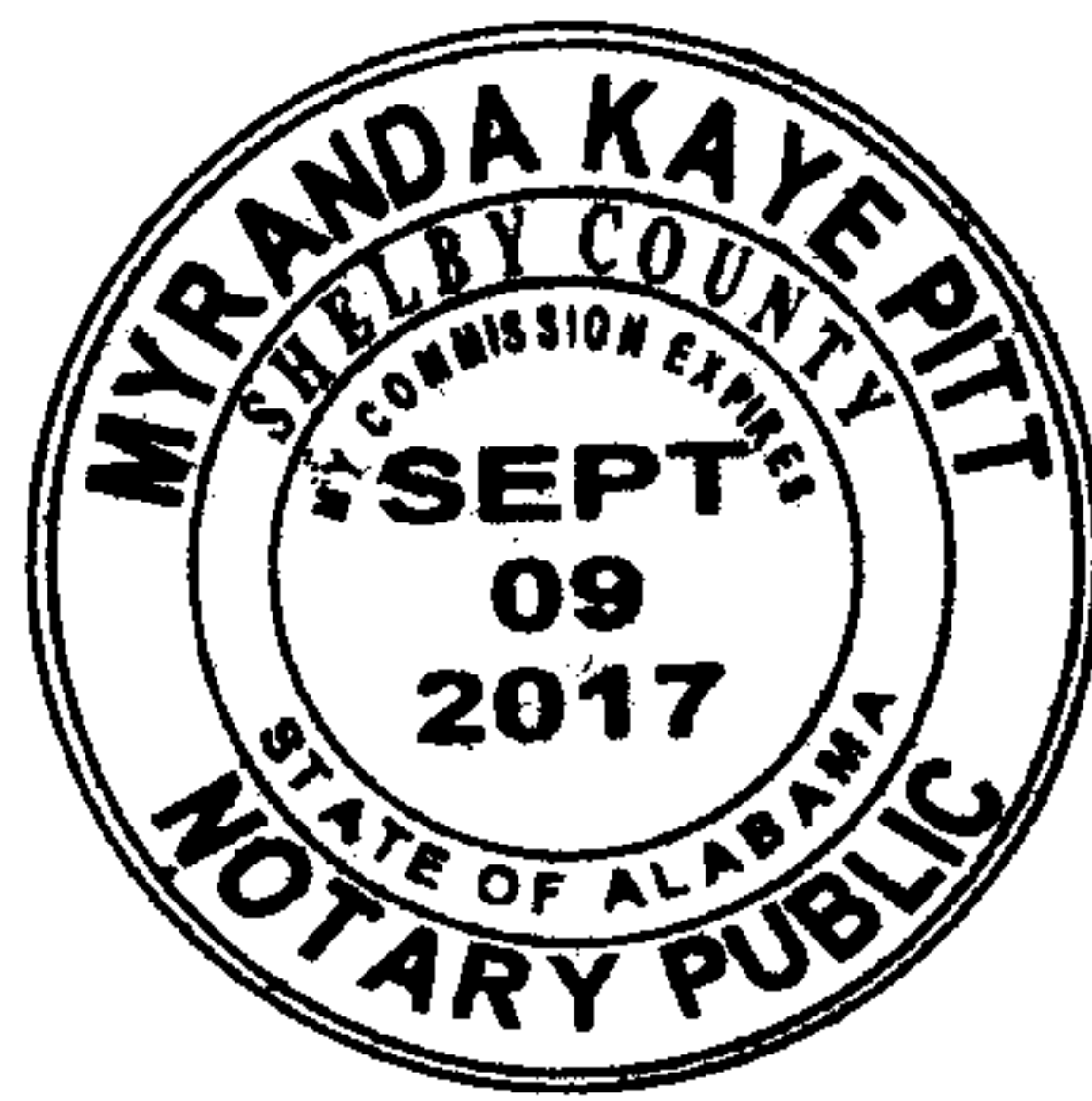


EXHIBIT "A"

Lot 1 according to the map of Confederate Acres Subdivision, as recorded in Map Book 42, Page 49, in the Probate Office of Shelby County, more particularly described as follows:

Commence at the NE corner of Section 18, Township 21 South, Range 2 West, thence South 00 degrees, 46 minutes, 52 seconds East, for a distance of 925.81 feet, thence North 85 degrees, 06 minutes, 09 seconds West, for a distance of 57.82 feet to the West right of way of Shelby County Road 339, the Point of Beginning of said lot, a 1.5" bar; thence continue along the same course a distance of 416.29 feet to 1.5" bar; thence South 00 degrees, 00 minutes, 18 seconds West, for a distance of 134.85 feet to a point; thence South 85 degrees, 06 minutes, 10 seconds East, a distance of 292.98 feet to a point; thence North 00 degrees, 42 minutes, 31 seconds West, a distance of 105.00 feet, to a point; thence South 85 degrees, 06 minutes, 10 seconds East, a distance of 125.00 feet to a point on the West right of way of Shelby County Road 339; thence North 00 degrees, 42 minutes, 31 seconds West, a distance of 30.00 feet, to the Point of Beginning. Containing 0.99+/- Acres.



20151112000393010 3/4 \$35.00
Shelby Cnty Judge of Probate, AL
11/12/2015 03:15:31 PM FILED/CERT

Also, the following 30 foot easement for Ingress/Egress, Utility and Drainage:

Commence at the NE corner of Section 18, Township 21 South, Range 2 West, thence South 00 degrees, 46 minutes, 52 seconds East, for a distance of 925.81 feet, thence North 85 degrees, 06 minutes, 09 seconds West, for a distance of 57.82 feet to the West right of way of Shelby County Road 339, the Point of Beginning of said 30 foot wide easement, a 1.5" bar; thence continue along the same course a distance of 125.00 feet; thence South 00 degrees, 42 minutes, 31 seconds East, a distance of 30.00 feet; thence South 85 degrees, 06 minutes, 10 seconds East, a distance of 125.00 feet to a point on the West right of way of Shelby County Road 339; thence North 00 degrees, 42 minutes, 31 seconds West, a distance of 30.00 feet, to the Point of Beginning.

Real Estate Sales Validation Form

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

Grantor's Name Greg Roach
Mailing Address 150 MASSEY Rd
Alabaster AL
35007

Grantee's Name Beth Neal
Mailing Address 101 MASSEY Rd
Alabaster, AL
35007

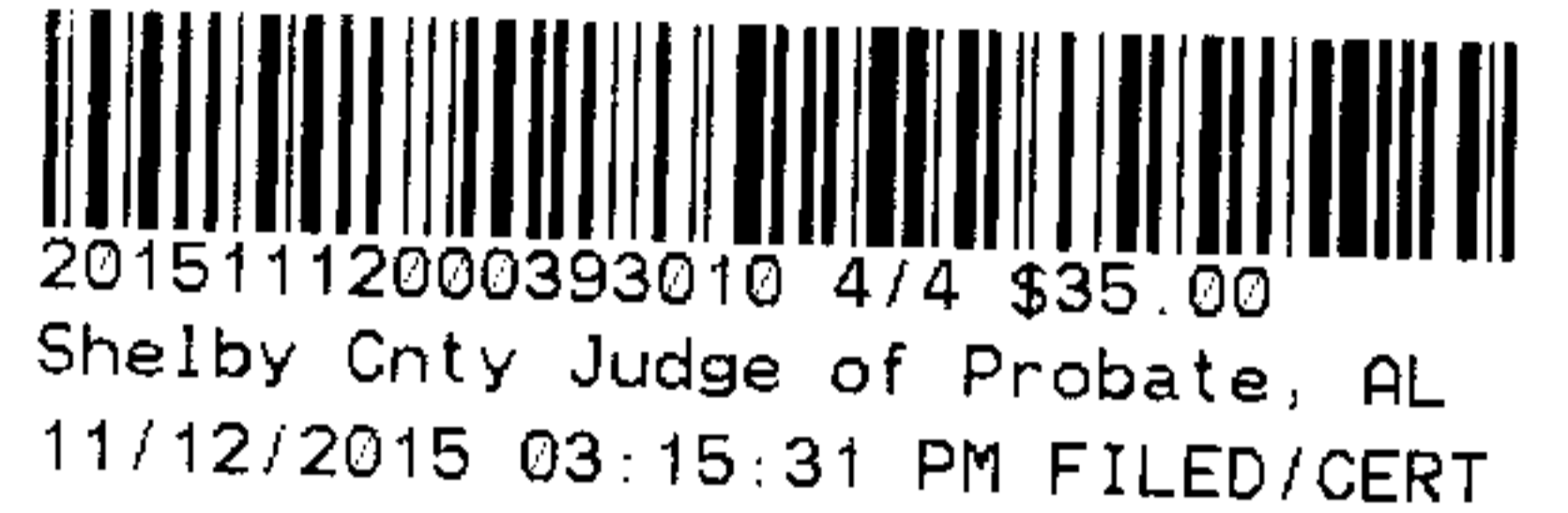
Property Address

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 11,980

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 or 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 11/12/15

Print BETH NEAL

X Unattested Karen Melsen (verified by)

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