

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:
Willie Mae Datcher
P.O. Box 16
Harpersville, AL 35078

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIFTY TWO THOUSAND TWO HUNDRED FORTY FIVE DOLLARS AND ZERO CENT (\$52,245.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Arngletta Wells, a single woman (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Willie Mae Datcher (herein referred to as Grantee)**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

See Attached Exhibit “A” Legal Description

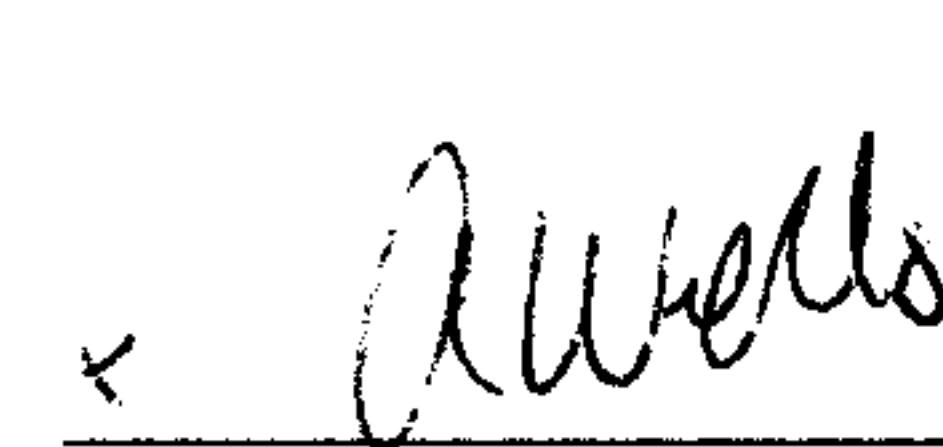
SUBJECT TO:

- 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 13th day of November, 2015.



Arngletta Wells
Arngletta S. Wells

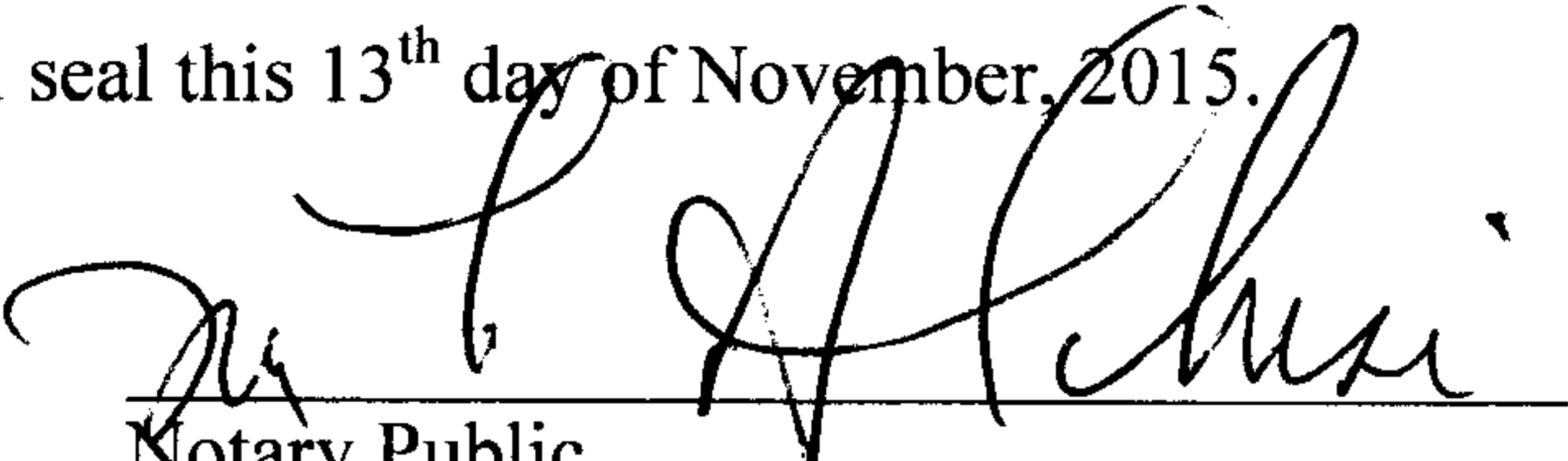

20151113000394240 1/3 \$72.50
Shelby Cnty Judge of Probate, AL
11/13/2015 01:40:11 PM FILED/CERT

Shelby County, AL 11/13/2015
State of Alabama
Deed Tax: \$52.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Arngletta Wells**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of November, 2015.



Notary Public
My Commission Expires: 10/4/2016

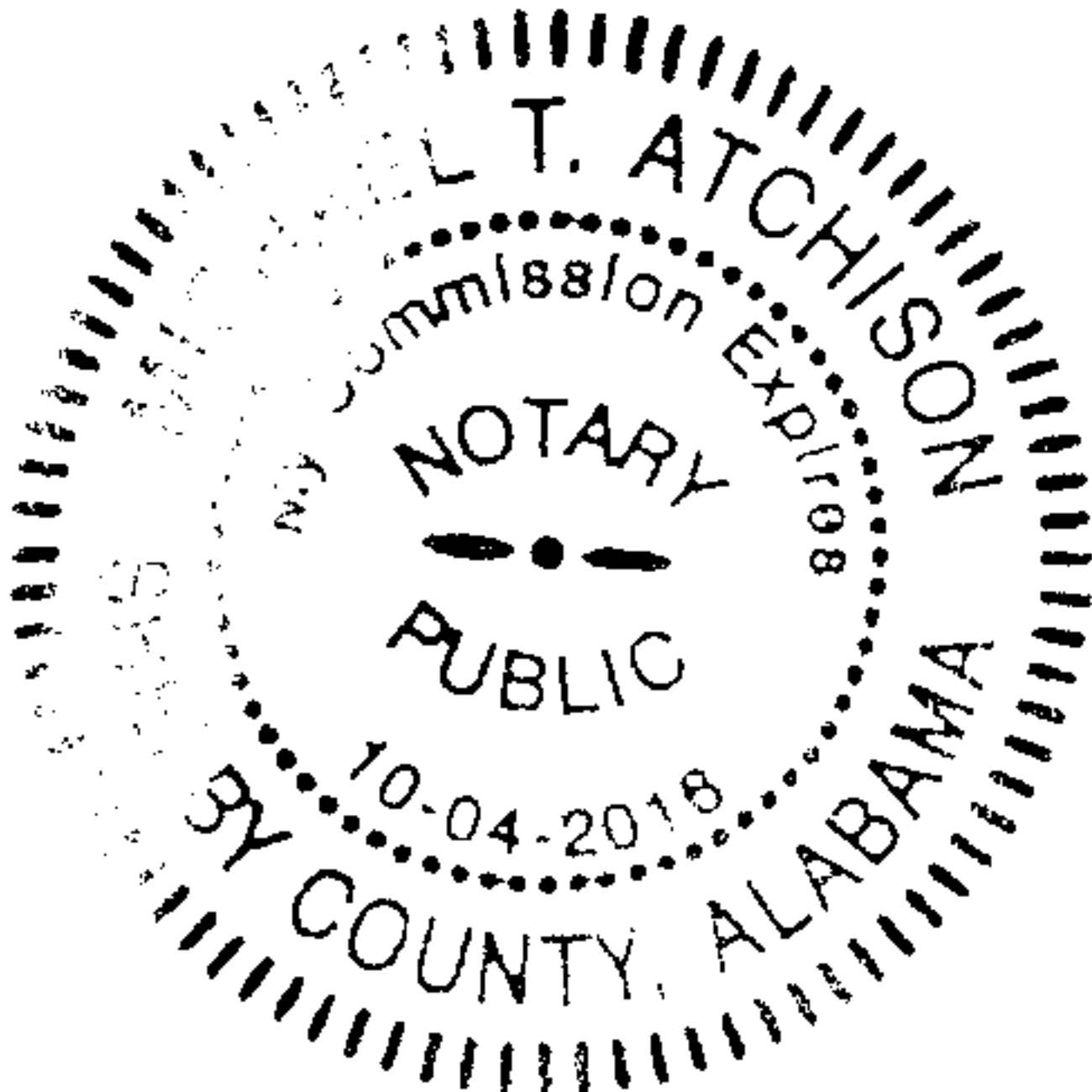


EXHIBIT A
LEGAL DESCRIPTION

PARCEL 4:

Commence at a found steel corner that represents the northeast corner of Section 36, Township 19 south, Range 2 east, Shelby County, Alabama and run thence S 00° 31' 08" W a distance of 2,138.20' to a corner and the point of beginning of the property, Parcel 4, being described; Thence continue last described course along the east line of said Section 36 a distance of 526.42' to a property corner on the northerly margin of River Road, a paved public roadway; Thence run N 85° 03' 55" W along the northerly margin of said River Road a distance of 91.09' to the P.C. of a curve to the right having a central angle of 17° 04' 51" and a radius of 580.00' an arc distance of 172.91' to the P.T. of said curve; Thence run N 67° 59' 03" W a distance of 709.99' to a corner on the easterly margin of Shelby County Highway No. 85 in a curve to the left having a central angle of 04° 58' 17" and a radius of 1,140.00' an arc distance of 98.91' to a property corner; Thence run N 83° 00' 16" E a distance of 931.46' to the point of beginning, containing 7.06 acres.

PARCEL 5:

Commence at a found steel corner that represents the northeast corner of Section 36, Township 19 south, Range 2 east, Shelby County, Alabama and run thence S 00° 31' 08" W a distance of 2,708.74' to a corner and the point of beginning of the property, Parcel 5, being described, Thence continue last described course along said Section line a distance of 1,066.64' to a property corner on the northerly margin of a grass and dirt roadway; Thence run S 86° 42' 12" W a distance of 402.21' to a property corner; Thence continue along said roadway S 85° 23' 07" W a distance of 404.60' to a property corner; Thence run N 86° 51' 28" W along said margin of said roadway a distance of 196.37' to a steel property corner on the easterly margin of Shelby County Highway No. 85; Thence run N 22° 58' 22" E along said easterly margin of said Highway No. 85 a distance of 61.63' to the P.C. of a curve to the left having a central angle of 22° 01' 20" and a radius of 640.00' an arc distance of 245.99' to the P.T. of said curve; Thence run N 00° 57' 03" E along said margin of said Highway 85 a distance of 1,127.14' to a property corner on the southerly margin of River Road, a paved public road; Thence run S 67° 59' 03" E along the southerly margin of said River Road a distance of 694.56' to the P.C. of a curve to the left having a central angle of 17° 04' 51" and a radius of 620.00' an arc distance of 184.83' to the P.T. of said curve; Thence run S 85° 03' 55" E along said margin of said River Road a distance of 94.20' to the point of beginning, containing 26.27 acres.

**THE LEGAL DESCRIPTION OF THE REAL PROPERTY HEREIN CONVEYED
WAS OBTAINED FROM THAT CERTAIN SURVEY OF S. M. ALLEN, DATED
OCTOBER 8, 2007, PLS #12944.**

LESS AND EXCEPT that portion previously conveyed to James E. Datcher and Earlean Datcher as recorded in Instrument #20100505000139200, in the Probate Office of Shelby County, Alabama.


20151113000394240 2/3 \$72.50
Shelby Cnty Judge of Probate, AL
11/13/2015 01:40:11 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name

Angieletta Wells

Mailing Address

P.O. Box 16
Harpersville, AL 35078

Property Address

Harpersville, AL 35078

Grantee's Name

Willie Mac Datcher

Mailing Address

P.O. Box 16
Harpersville, AL 35078

Date of Sale

11-13-15

Total Purchase Price

or

Actual Value

or

Assessor's Market Value

\$104,490.00

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 1/2 (\$52,245.00)

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

11/13/15

Unattested

AC
(verified by)

Print

M. L. T. Atchison

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one



20151113000394240 3/3 \$72.50
Shelby Cnty Judge of Probate, AL
11/13/2015 01:40:11 PM FILED/CERT

Form RT-1