

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:

Martha Weaver Bolton Trust
661 Hwy 32
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SIX HUNDRED FORTY EIGHT THOUSAND DOLLARS and NO/00 (\$648,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Martha W. Bolton and husband, C.E. Bolton, Jr.** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Martha Weaver Bolton Trust as created by Declaration of Trust, dated May 9, 2013** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

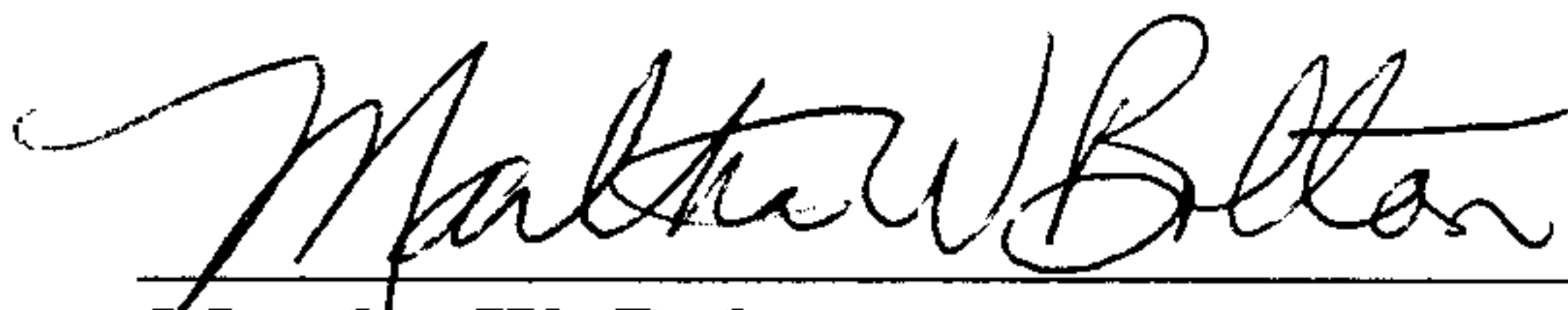
SUBJECT TO:

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 12th day of Nov, 2015.



Martha W. Bolton

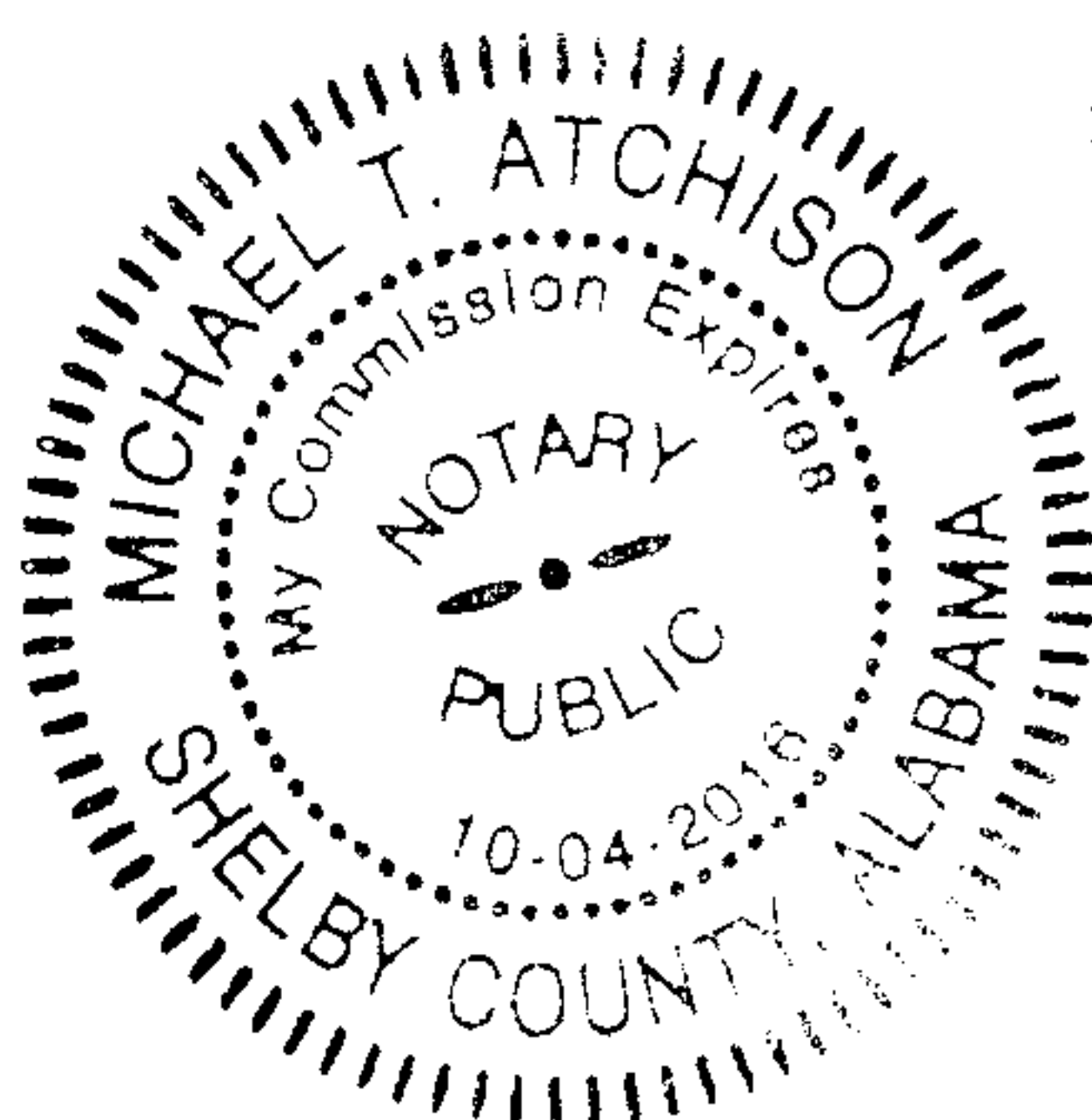


C.E. Bolton, Jr.

STATE OF ALABAMA)
COUNTY OF SHELBY)

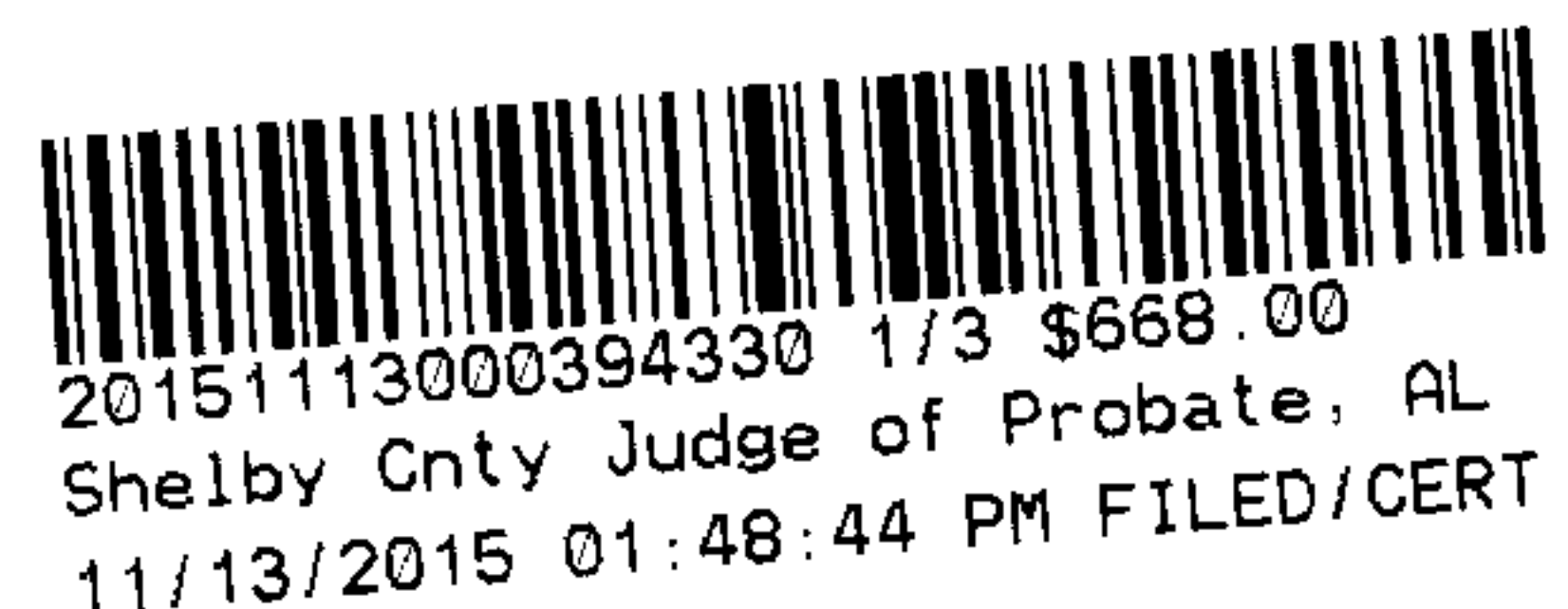
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Martha W. Bolton and C.E. Bolton, Jr.**, whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of November, 2015.





Notary Public
My Commission Expires: 10-4-16



Shelby County, AL 11/13/2015
State of Alabama
Deed Tax: \$648.00

EXHIBIT A – LEGAL DESCRIPTION

Parcel I:

From an 8" x 8" concrete monument at the Northwest corner of the Section 12, T20S, R1W, run thence E (True) N 88° 53' 18" E along the North boundary of said Section 12 for a distance of 267.65 feet to a point that is S 88° 53' 18" W 5034.76 feet of a 1.5" crimped pipe at the Northeast corner of Section 12, being the point of beginning of herein described parcel of land; run thence S 02° 57' 06" W along an accepted property line for a distance of 898.83 feet to a 3" round concrete monument on the Northerly boundary of Shelby County Road #32 (80' R.O.W.), said point being on a curve concave right, having a delta angle of 40° 51' 56" and tangents of 314.90 feet; thence run N 83° 22' 49" E for a chord distance of 285.90 feet to a 1/2" rebar at the P.T.; thence run S 86° 52' 57" E along said road boundary for a distance of 29.86 feet to a 1/2" rebar at the P.C. of a curve concave right, having a delta angle of 32° 18' 33" and tangents of 306.59 feet; thence run S 70° 43' 40" E for a distance of 588.96 feet to a 1/2" rebar at the P.T.; thence run S 54° 54' 24" E along said road boundary for a distance of 17.96 feet to a 1/2" rebar; thence run N 00° 17' 57" W along an accepted property line for a distance of 162.38 feet to a 1/2" rebar; thence run N 89° 37' 53" E along an accepted property line for a distance of 210.00 feet to a 1/2" pipe; thence run N 00° 24' 43" E along an accepted property line for a distance of 927.59 feet to a 5/8" rebar accepted as the Southeast corner of the SW 1/4-SW 1/4 of Section 1, T20S, R1W; thence run N 01° 24' 02" E along the accepted east boundary of said SW 1/4 - SW 1/4 for a distance of 1053.38 feet to a 1/2" rebar; thence continue N 01° 24' 02" E along the accepted east boundary of said SW 1/4 - SW 1/4 for a distance of 269.44 feet to a 1" crimped pipe accepted as the NE corner of said SW 1/4 - SW 1/4; thence run S 44° 50' 41" W along an accepted property line for a distance of 1501.213 feet to a 3" round concrete monument; thence run S 02° 57' 06" W along an accepted property line for a distance of 278.66 feet to the point of beginning of herein described parcel of land, situated in the SW 1/4 - SW 1/4 of Section 1, T20S, R1W, and the NW 1/4 - NW 1/4 of Section 12, T20S, R1W, Shelby County, Alabama.

Less and Except:

From a 5/8 inch rebar at the Northeast corner of the NW 1/4 - NW 1/4 of Section 12, Township 20 South, Range 1 West; run thence grid South 00° 24' 43" E along the East boundary of said NW 1/4 - NW 1/4 for a distance of 333.59 feet to a 1/2 inch rebar, being the point of beginning of herein described parcel of land; thence continue S 00° 24' 43" E along the East boundary of said NW 1/4 - NW 1/4 for a distance of 594.00 feet to a 1/2 inch pipe; thence run S 89° 37' 53" W for a distance of 16.90 feet to a 1/2 inch rebar; thence run N 05° 44' 30" W for a distance of 288.53 feet to a 1/2 inch rebar; thence run North 00° 07' 46" W for a distance of 310.25 feet to a 1/2 inch rebar; thence run S 85° 37' 08" E for a distance of 42.32 feet to the point of beginning of herein described parcel of land.

Parcel II:

From a 5/8 inch rebar at the Northeast corner of the NW 1/4 - NW 1/4 of Section 12, Township 20 South, Range 1 West; run thence grid South 00° 24' 43" E along the East boundary of said NW 1/4 - NW 1/4 for a distance of 927.59 feet to a 1/2 inch pipe; thence run South 89° 37' 53" W for a distance of 16.90 feet to a 1/2 inch rebar, being the point of beginning of herein described parcel of land; thence continue South 89° 37' 53" W for a distance of 193.10 feet to a 1/2 inch rebar; thence run South 00° 17' 57" E for a distance of 146.26 feet to a 1/2 inch rebar; thence run North 59° 19' 48" E for a distance of 224.92 feet to a 1/2 inch rebar; thence run North 01° 58' 11" W for a distance of 32.79 feet to the point of beginning of herein described parcel of land.

Parcel IV:

Commence at the Northwest corner of said Section 12 for the point of beginning; thence run South along the Section line to the North R.O.W. line of County Road #32, a distance of 966.07 feet; thence left and along the R.O.W. line an angle of 114 degrees 59' 30" for a chord distance of 245.0 feet; thence left 62 degrees 06' 40" for 1178.14 feet; thence left 138 degrees 08' 50" for 400 feet to the point of beginning. Subject to the reservation by grantors of an easement for access and right of way of uniform width of 30 feet on the West side of the above described property. Situated in the SW 1/4 of the SW 1/4 of Section 1 and the NW 1/4 of the NW 1/4 of Section 12, all in Township 20 South, Range 1 West on the Huntsville Meridian, Shelby County, Alabama.


20151113000394330 2/3 \$668.00
Shelby Cnty Judge of Probate, AL
11/13/2015 01:48:44 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 Martha W. Bolton
Mailing Address 661 Hwy 32
Columbiana, AL 35051
Property Address Acacia
12-201w
1-201w

Grantee's Name Martha Weaver Bolton Trust
Mailing Address 661 Hwy 32
Columbiana AL 35051
Date of Sale 11-12-15
Total Purchase Price _____
or
Actual Value \$648,000.00
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

Name Change

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 12 Nov 2015

Print Martha W. Bolton

Sign Martha W. Bolton

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



20151113000394330 3/3 \$668.00
Shelby Cnty Judge of Probate, AL
11/13/2015 01:48:44 PM FILED/CERT

Form RT-1