

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **One Hundred Thirty-Two Thousand and 00/100 (132000.00)** and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we **STACEY S. WATSON BRIDENBAUGH, AN UNMARRIED INDIVIDUAL** herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **MARY EUGENIA MORRIS**, referred to as Grantee(s), his/her/their heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

COMMENCE AT THE NE CORNER OF BLOCK 16, ACCORDING TO JOSEPH SQUIRE'S MAP AND SURVEY OF THE TOWN OF HELENA, ALABAMA, AS RECORDED IN MAP BOOK 3, PAGE 121A, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, SAID POINT BEING THE PLACE WHERE THE SOUTH R.O.W. LINE OF 3RD AVENUE INTERSECTS THE WEST R.O.W. LINE OF 2ND STREET IN SAID TOWN; THENCE S 88 DEG. 47' 28" W AND ALONG THE SOUTH R.O.W. LINE OF 3RD AVENUE, A DISTANCE OF 195.00' TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 150.79'; THENCE S 02 DEGREES 34' 39" E AND LEAVING SAID R.O.W. LINE, A DISTANCE OF 118.00'; THENCE N 88 DEG. 47' 28" E, A DISTANCE OF 150.79'; THENCE N 02 DEG. 34' 39" W, A DISTANCE OF 118.00' TO THE POINT OF BEGINNING.

STACEY S. WATSON BRIDENBAUGH IS ONE AND THE SAME AS STACEY S. WATSON AND STACY BRIDENBAUGH AS SHOWN ON TITLE.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her/their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his/her/their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his/her/their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 17th day of November, 2015.

Stacey S. Watson Bridenbaugh
STACEY S. WATSON BRIDENBAUGH

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that STACEY S. WATSON BRIDENBAUGH whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

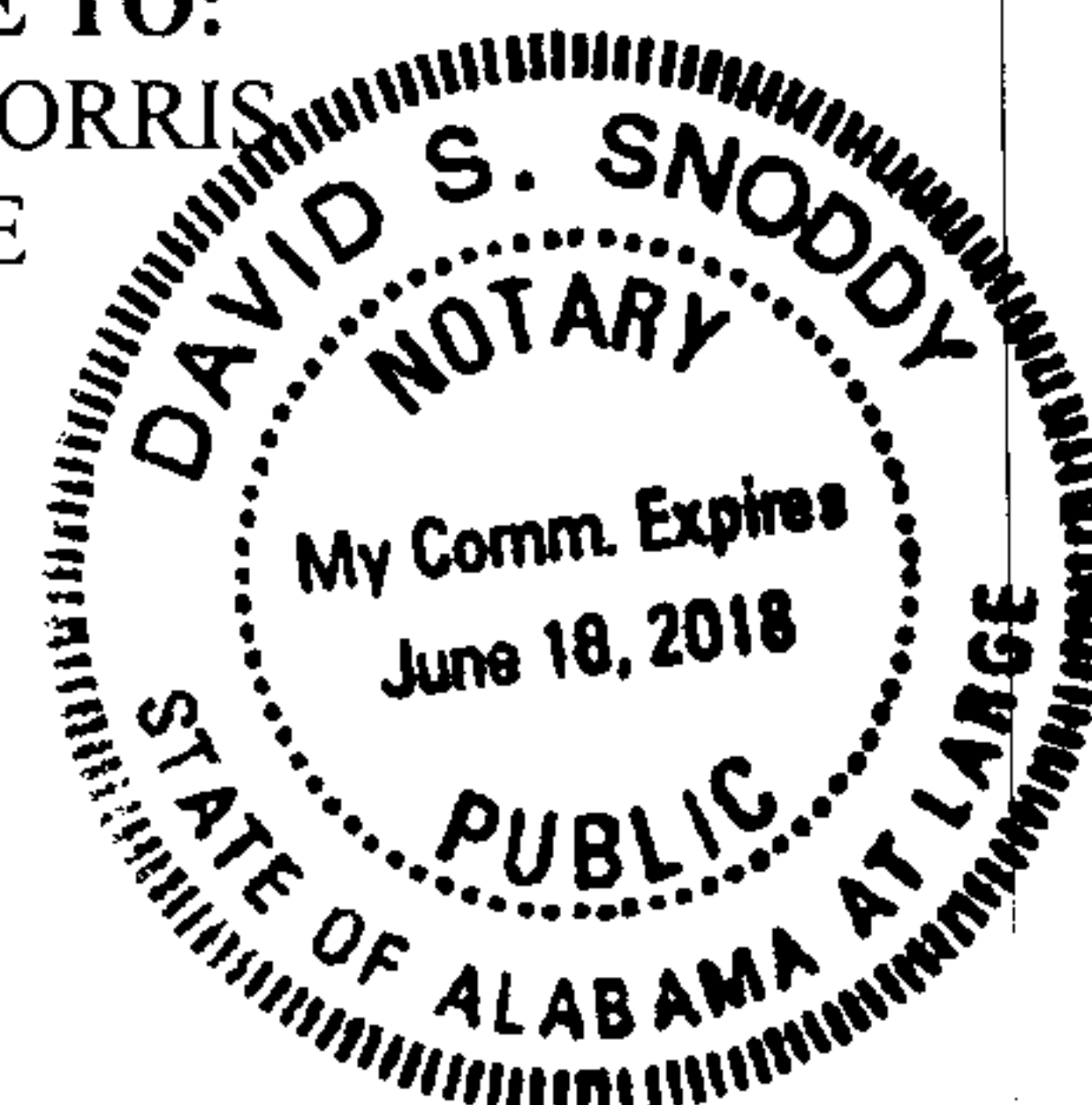
GIVEN under my hand and seal this 17th day of November, 2015.

My Commission Exp:

[Signature]
Notary Public

THIS INSTRUMENT PREPARED BY:
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
MARY EUGENIA MORRIS
314 BRANCH DRIVE
HELENA, AL 35080



Shelby County, AL 11/24/2015
State of Alabama
Deed Tax: \$132.00

SLF 15-422

Real Estate Sales Validation Form

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

Grantor's Name STACEY S. WATSON BRIDENBAUGH

Mailing Address: P.O. Box 166
Helena AL 35080

Grantee's Name MARY EUGENIA MORRIS

Mailing Address: 314 BRANCH DRIVE
HELENA, AL 35080

Property Address 314 3RD AVENUE
HELENA, AL 35080

Date of Sale November 17, 2015

Total Purchaser Price \$132000.00

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

 x 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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date 11/17/15

Unattested _____

(verified by)

Print Stacey S. Watson Bridenbaugh

Sign Stacey S. Watson Bridenbaugh

(Grantor/Grantee/Owner/Agent) circle one

20151124000405440 2/2 \$149.00
Shelby Cnty Judge of Probate, AL
11/24/2015 12:19:27 PM FILED/CERT

