

This instrument was prepared by

Mitchell A. Spears, Attorney at Law
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Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Danny McGee
(Address) 603 Flint Hill Road
Bessemer AL 35022 35040

Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **FIFTY THOUSAND and 00/100 (\$50,000.00) DOLLARS** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein in the form of debt assumption and repair costs, the receipt whereof is acknowledged, I or we, **Thomas Miles Trussell, an unmarried man; Nathan Cody Trussell, an unmarried man and Michael Andrew Trussell, an unmarried man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Danny McGee** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:


A tract of land situated in the SW ¼ of Section 14, Township 21 South, Range 3 West, more particularly described as follows:

Commence at the SW corner of said ¼ section and run East along South line 1131.76 feet; thence left 93 degrees 10 minutes 00 seconds and run 34.50 feet to the point of beginning, thence continue along last described course 110.5 feet; thence right 93 degrees 06 minutes 36 seconds and run 179.77 feet to a point on the West right of way of State Highway No. 119; thence right 74 degrees 04 minutes 17 seconds and run along the chord of a curve to the right 113.43 feet; thence right from extended chord 105 degrees 36 minutes 25 seconds and run along North right of way of County Road 12 for 225.65 feet to the point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO:

- Real property taxes for 2016 and subsequent years.
- All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
- Permit to Alabama Power Company recorded in Real Book 101, Page 78.
- Right of way to Shelby County recorded in Deed Book 124, Page 227.
- Easement to Plantation Pipe Line recorded in Deed Book 112, Page 383, Deed Book 112, Page 588 and Deed Book 141, Page 161.
- Any part of caption lands lying within a public roadway.

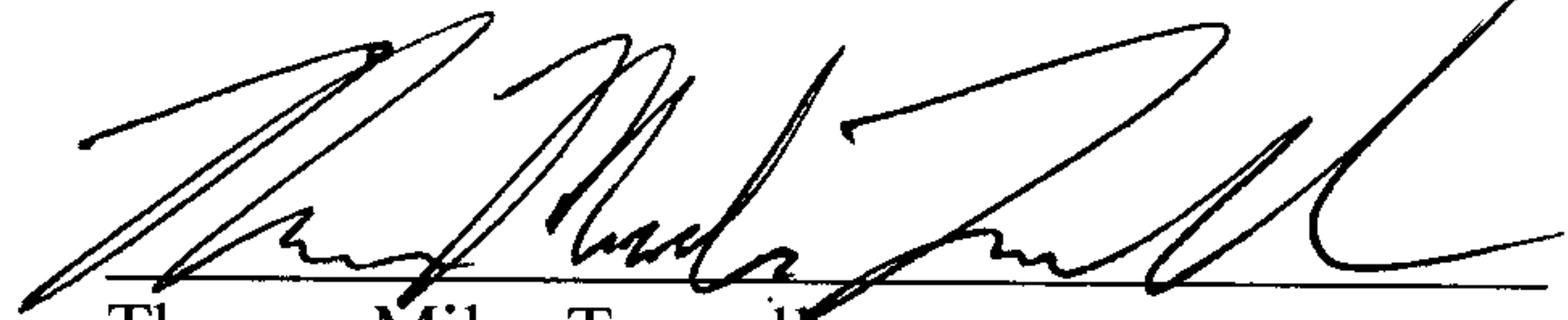
Shelby County, AL 12/07/2015
State of Alabama
Deed Tax: \$50.00

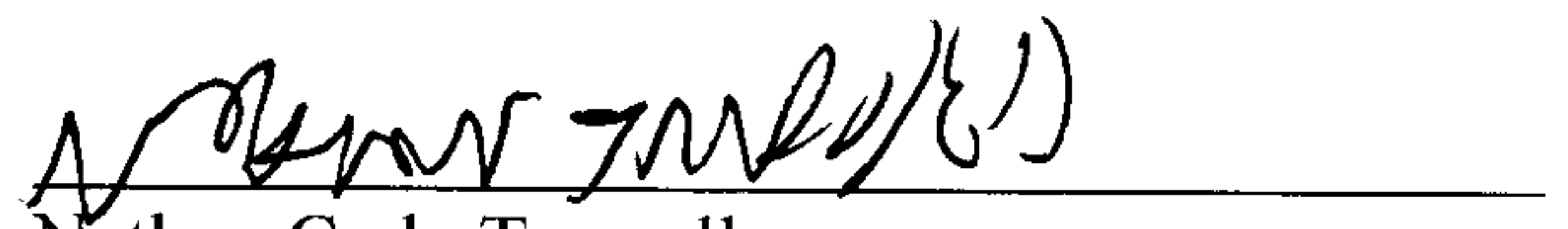

20151207000416960 1/3 \$71.00
Shelby Cnty Judge of Probate, AL
12/07/2015 01:01:08 PM FILED/CERT

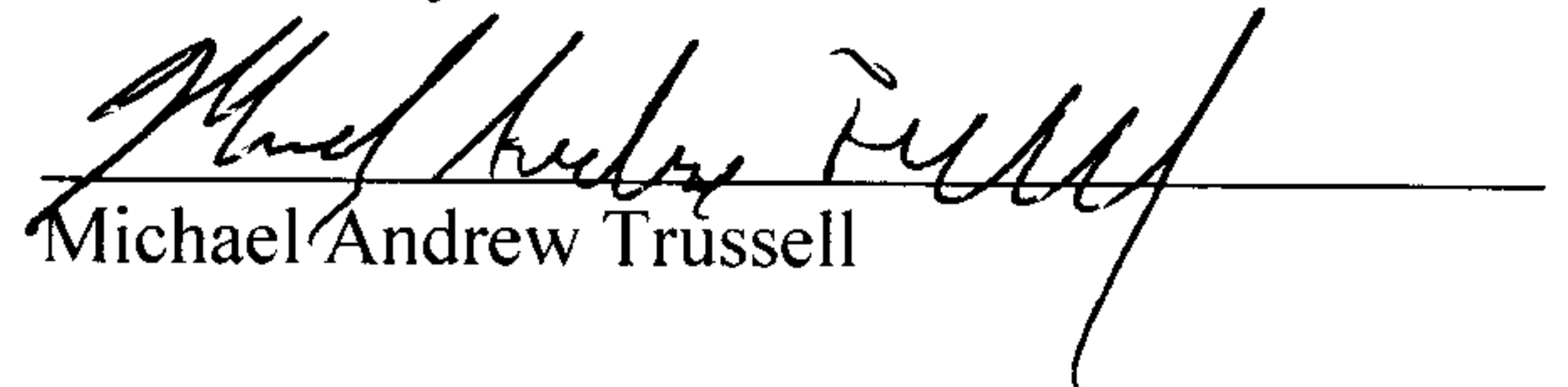
TO HAVE AND TO HOLD, to the said GRANTEE, his, her, their or its heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or its heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 4th day of December, 2015.


Thomas Miles Trussell

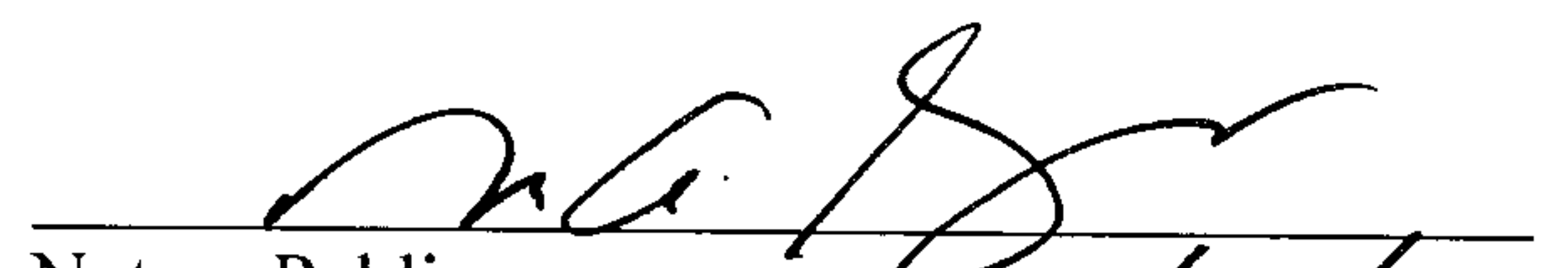

Nathan Cody Trussell


Michael Andrew Trussell

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Thomas Miles Trussell, Nathan Cody Trussell and Michael Andrew Trussell**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of December, 2015.


Notary Public
My commission expires: 07/31/17



20151207000416960 2/3 \$71.00
Shelby Cnty Judge of Probate, AL
12/07/2015 01:01:08 PM FILED/CERT

Real Estate Sales Validation Form

Form RT-1

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

Michael Andrew Trussell
Nathan Cody Trussell
Grantor's Name Thomas Miles Trussell
Mailing Address 725 2nd St.
Helena AL 35040

Grantee's Name Danny McGee
Mailing Address 603 Fling Hill Road
Bessemer AL 35040

Property Address 8249 Hwy 119 S
Alabaster AL 35007

Date: December, 2015
Total Purchase Price \$ 50,000.00
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
XX 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.

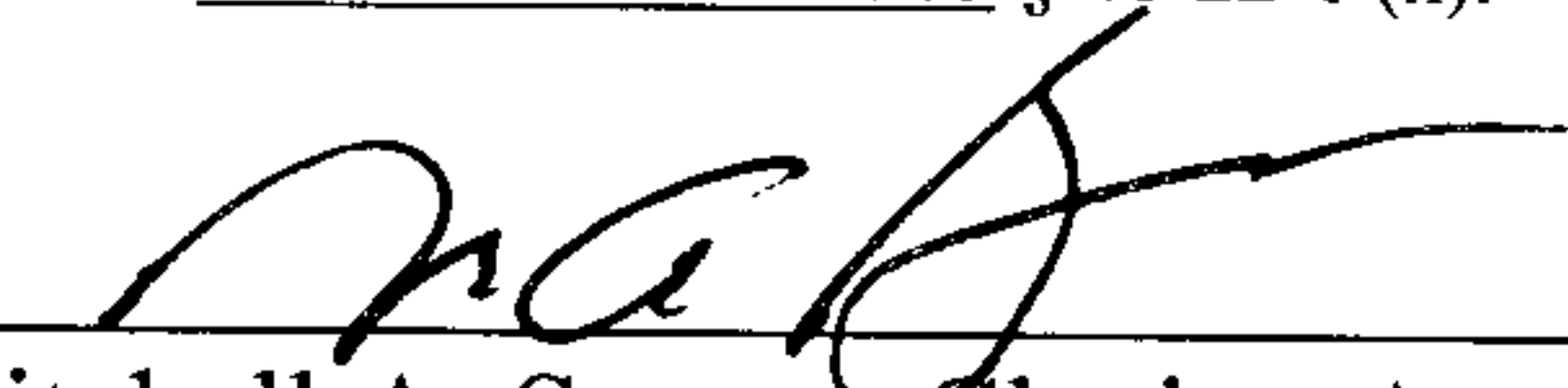
Date of Sale – the date on which interest to the property was conveyed.

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).

Sign 
Mitchell A. Spears, Closing Attorney

