

This Instrument was Prepared by:

Send Tax Notice To: Edward Lee Haywood

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-15-22558

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Sixty Two Thousand Five Hundred Dollars and No Cents (\$62,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Wanda B. Capps Clark and Archie H. Clark Jr., wife and husband** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Edward Lee Haywood**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2015 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

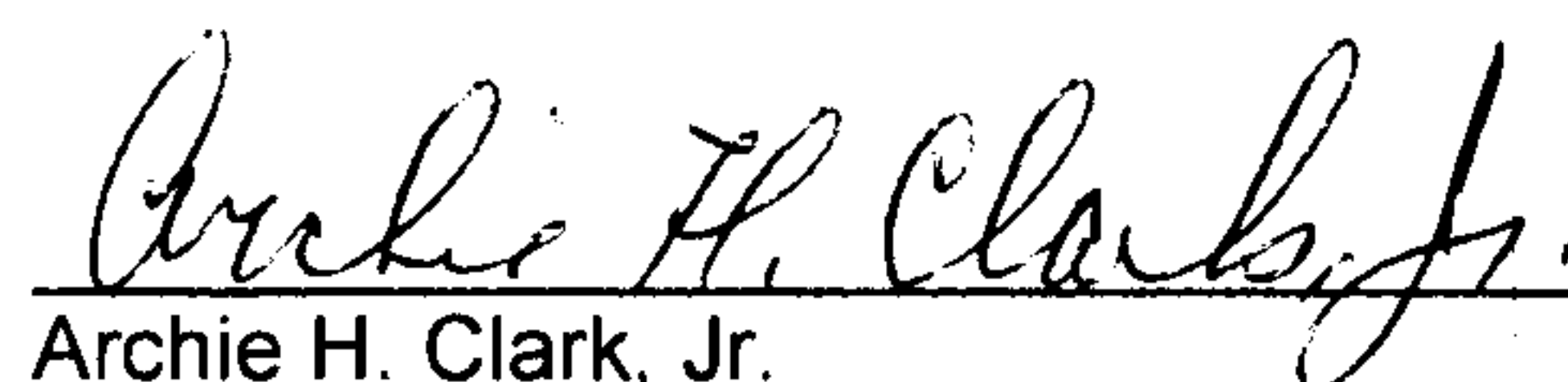
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of November, 2015.


Wanda B. Capps Clark


Archie H. Clark, Jr.


State of Alabama

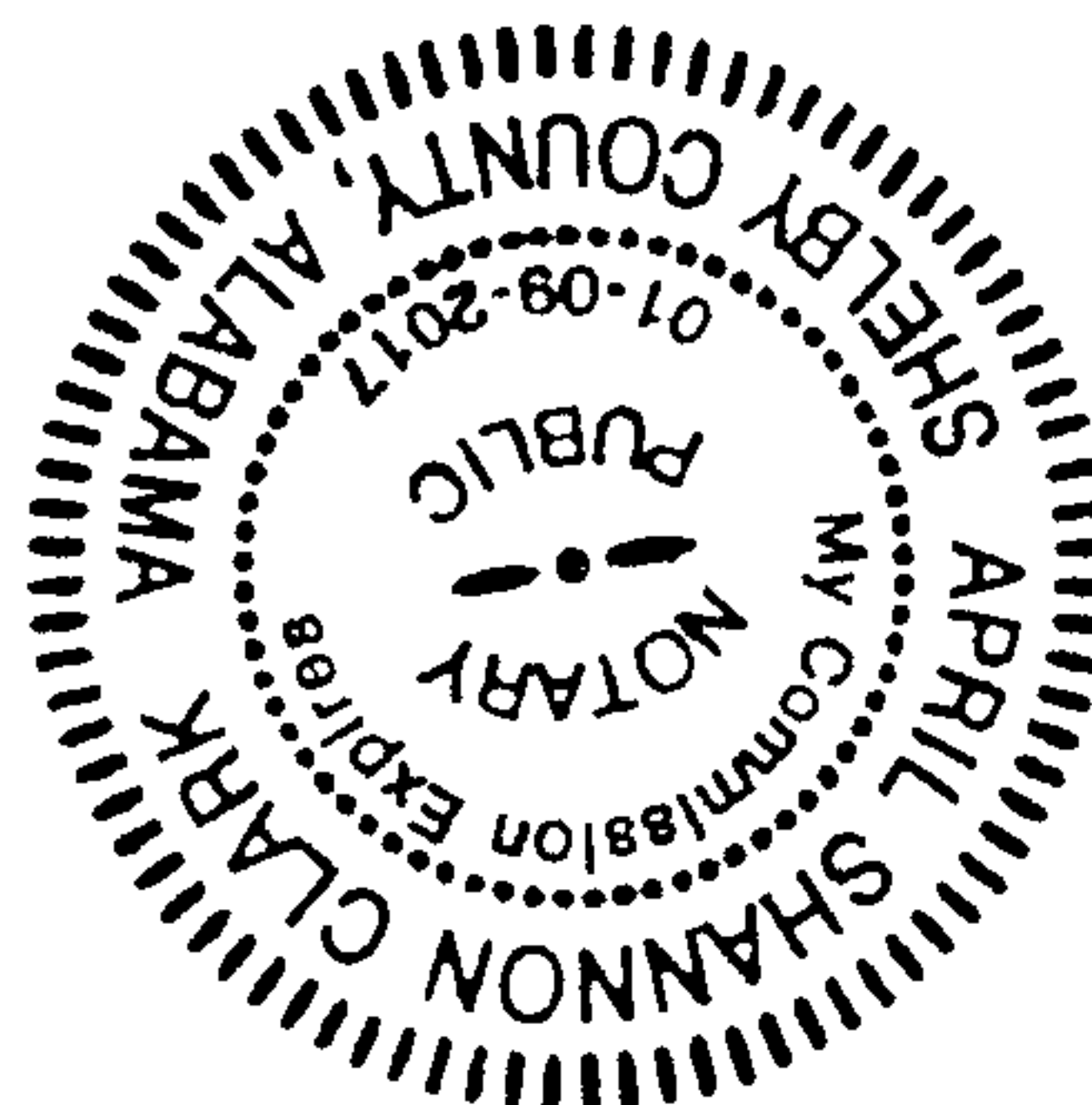
County of Shelby


April Clark

I, ~~Mike T. Atchison~~, a Notary Public in and for the said County in said State, hereby certify that Wanda B. Capps Clark, 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 official seal this the 30th day of November, 2015.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: ~~October 04, 2016~~
1-9-2017



Shelby County, AL 12/07/2015
State of Alabama
Deed Tax: \$62.50



20151207000418070 1/3 \$82.50
Shelby Cnty Judge of Probate, AL
12/07/2015 03:41:28 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NE 1/4 of SW 1/4 of Section 10, Township 21, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of said NE 1/4 of SW 1/4 of said Section 10 and run thence in a Northerly direction along the Western boundary of said 1/4 - 1/4 Section a distance of 500 feet, to a point; thence turn to the right and run in an Easterly direction, parallel with the Southern boundary of said 1/4 - 1/4 Section 1020.00 feet, more or less, to a point on the West right of way line of paved county highway and the point of beginning of parcel herein conveyed; thence turn to the right and run in a Southwesterly direction along the right of way of said road a distance of 210 feet to a point; thence turn to the right and run in a Westerly direction, parallel with the Southern boundary of said 1/4 - 1/4 Section a distance of 210 feet to a point; thence turn to the right and run in a Northeasterly direction, parallel with the Western right of way line of said road a distance of 210 feet, more or less, to a point on the Northern boundary of the South 500 feet of said 1/4 - 1/4 Section; thence turn to the right and run in an Easterly direction a distance of 210 feet, more or less, to the point of beginning.



20151207000418070 2/3 \$82.50
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Wanda B. Capps Clark
Mailing Address 209 Forest Pkwy
Alabaster, AL 35007

Grantee's Name Edward Lee Haywood
Mailing Address P.O. Box 211
Wilsonville AL 35186

Property Address 1515 Highway 7
Wilsonville, AL 35186

Date of Sale November 30, 2015
Total Purchase Price \$62,500.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 November 25, 2015

Print Wanda B. Capps Clark

Unattested

Sign Wanda B. Capps Clark
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



20151207000418070 3/3 \$82.50
Shelby Cnty Judge of Probate, AL
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Form RT-1