

SEND TAX NOTICE TO:

ERNEST L. MCCARTY JR  
2348 MORNINGSTAR DR  
VESTAVIA HILLS, AL 35226

STATE OF ALABAMA )

SHELBY COUNTY )


## WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of forty-three thousands dollars and no/100 (\$43,000.00) and other good and valuable considerations to the undersigned Grantor(s), **Sean R. Bland and Glenda M. Bland**, in hand paid by the Grantee(s), **ERNEST L, MCCARTY, Jr.**, a married male, the receipt whereof is hereby acknowledged, we do grant, bargain, sell, and convey unto the said Grantee(s), the following described real estate, situated in Shelby County, Alabama, to-wit:

### Parcel 17

Commence at the Northeast corner of the S.W. quarter of the N.W. quarter of Section 10, Township 22, South, Range 2 West; thence run westerly along the north line thereof a distance of 587.63 feet to the point of beginning of the property described herein; thence continue along the last described course a distance of 98.0 feet; thence turn left 90 degrees 06 minutes 34 seconds and run southerly a distance of 332.88 feet; thence turn left 89 degrees 53 minutes 17 seconds and run easterly a distance of 98.0 feet; thence turn left 90 degrees 06 minutes 43 seconds and run northerly a distance of 332.88 feet to the point of beginning, said property containing 0.75 acres, more or less.

Also a 30 foot easement for Ingress and Egress, being more particularly described as follows: Commence at the Northeast corner of the S.W. quarter of the N.W. quarter of Section 10, Township 22, South, range 2 West; thence run southerly along the east line thereof a distance of 332.91 feet to the point of beginning of the easement described herein; thence continue along the last described course a distance of 30.0 feet; thence turn right 90 degrees 10 minutes 30 seconds and run westerly to the easterly right-of-way line of a public road; thence turn right and run northwesterly

  
20151209000421530 1/4 \$66.00  
Shelby Cnty Judge of Probate, AL  
12/09/2015 01:27:54 PM FILED/CERT

Shelby County, AL 12/09/2015  
State of Alabama  
Deed Tax: \$43.00

along said right-of-way line to the southwest corner of Reverend Kermit Todd Jr.'s Tract of land; thence turn right and run easterly a distance of 1060.69 feet to the point of beginning. Together with any and all improvements thereon.

Subject to all rights of way, reservations, and restrictions of record, including mineral and mining rights.

**TO HAVE AND TO HOLD**, to the said Grantee(s), his, her or their heirs and assigns forever. And said Grantor(s) do for themselves, their successors and assigns, covenant with said Grantee(s), their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; and that we will and our heirs, successors and assigns shall warrant and defend the same to the said Grantee(s), their heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals this 31<sup>st</sup> day of DECEMBER, 2002.

\_\_\_\_\_  
Witness

Sean R. Bland  
Sean R. Bland

[Signature]  
Witness

Glenda M. Bland  
Glenda M. Bland


STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned authority, a Notary Public in and for said State and County, do hereby certify that **Ernest L. McCarty, Jr.**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me 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 and with full authority pursuant to the partnership agreement of said partnership

Given under my hand and seal this the 31 day of December, 2002.

Mark S. James  
NOTARY PUBLIC  
My Commission Expires: 8-05-05

  
20151209000421530 3/4 \$66.00  
Shelby Cnty Judge of Probate: AL  
12/09/2015 01:27:54 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 SEAN R BLAND  
Mailing Address GLENNA M BLAND  
\_\_\_\_\_  
\_\_\_\_\_

Grantee's Name ERNEST L MC CARTY JR  
Mailing Address 2348 MORNINGSTAR DR  
VESTAVIA HILLS AL 35211  
\_\_\_\_\_

Property Address 83 CHURCH DR  
CHICKAMAUGA AL 35040  
\_\_\_\_\_

Date of Sale 12/31/02  
Total Purchase Price \$ 43,000.00

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ \_\_\_\_\_



20151209000421530 4/4 \$66.00  
Shelby Cnty Judge of Probate, AL  
12/09/2015 01:27:54 PM FILED/CERT

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  
\_\_\_\_\_

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).

Date 12/3/15

Print ERNEST L MC CARTY JR

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1