

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Ross D. Walker and Anna McPherson
267 County Road 916
Montevallo, AL 35115

STATE OF ALABAMA)
COUNTY OF SHELBY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Sixteen Thousand Five Hundred and 00/100 (\$116,500.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **William F. Spratlin and wife, Jenny Y. Spratlin**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Ross D. Walker and Anna McPherson**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Attached Exhibit "A", Legal Description

Subject To:
Ad valorem taxes for 2016 and subsequent years not yet due and payable until October 1, 2016. Existing covenants and restrictions, easements, building lines and limitations of record.

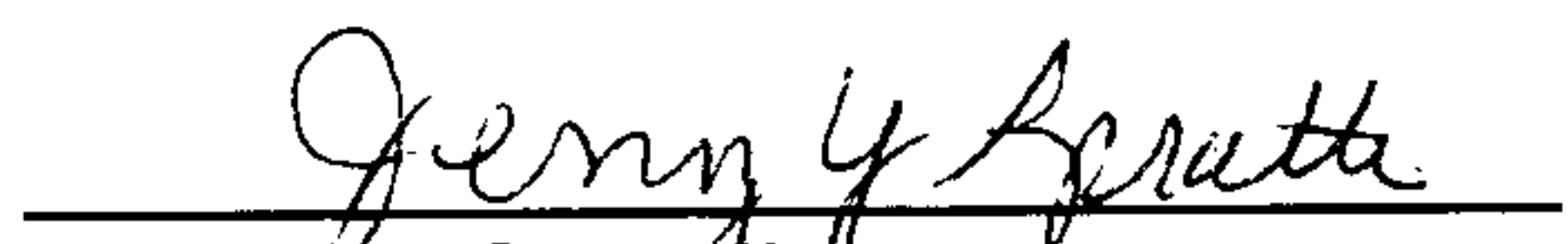
\$87,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.


TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **3rd** day of **December, 2015**.


William F. Spratlin

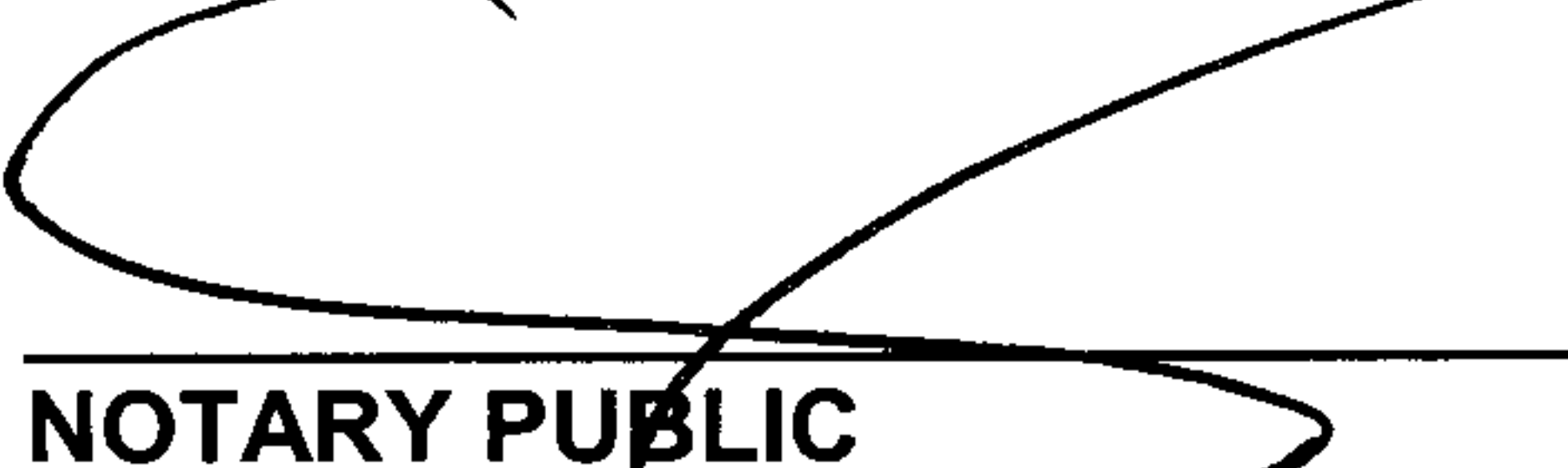

Jenny Y. Spratlin

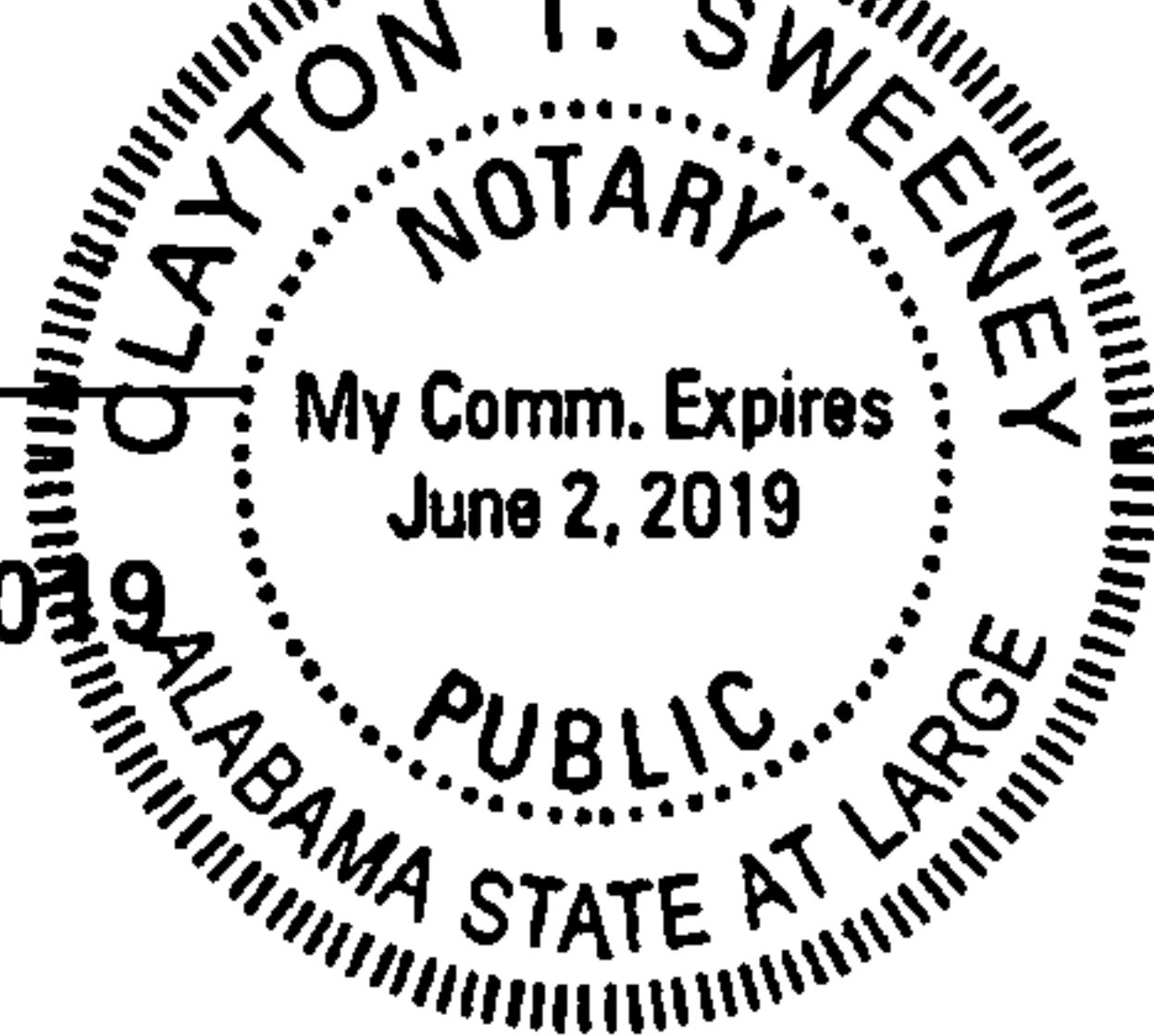

20151211000424080 1/3 \$136.50
Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **William F. Spratlin and wife, Jenny Y. Spratlin**, 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 Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the **3rd** day of **December, 2015**.


NOTARY PUBLIC
My Commission Expires: 06-02-2019



Shelby County, AL 12/11/2015
State of Alabama
Deed Tax: \$116.50

EXHIBIT "A"

A Parcel of Land situated in the West one half of Section 30, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at an iron pin found, locally accepted to be the Southeast corner of the Northeast quarter of the Southwest quarter of said Section 30; thence run an assumed bearing of South 89 degrees, 21 minutes, 51 seconds West along the South line of said quarter-quarter Section for a distance of 210.49 feet to an iron pin found; thence continue South 89 degrees, 21 minutes, 51 seconds West for a distance of 1095.28 feet to an iron pin found; thence run North 05 degrees, 38 minutes, 53 seconds West for a distance of 781.08 feet to an iron pin found at the Point of Beginning; thence run North 01 degrees, 41 minutes, 05 seconds West for a distance of 186.94 feet to a point; thence run North 01 degrees, 27 minutes, 20 seconds East for a distance of 109.66 feet to a point; thence run North 43 degrees, 21 minutes, 35 seconds East for a distance of 182.61 feet to a point; thence run North 42 degrees, 04 minutes, 27 seconds East for a distance of 846.61 feet to a point; thence run South 56 degrees, 28 minutes, 27 seconds East for a distance of 567.19 feet to a point; thence run South 00 degrees, 58 minutes, 54 seconds West for a distance of 735.05 feet to a point; thence run South 89 degrees, 31 minutes, 45 seconds West for a distance of 1150.25 feet to the Point of Beginning.

Also:

A 60 foot easement for ingress and egress and utilities situated in the Northeast quarter of Section 25, Township 20 South, Range 2 West, also the Northwest quarter and the Southwest quarter of Section 30, Township 20 South, Range 1 West, Shelby County, Alabama, lying 30 feet each side of a centerline, being more particularly described as follows:

Commence at the Northwest corner of Lot 11, Hidden Ridge Estates, 1st Sector, as recorded in Map Book 33, Page 65, in the Office of the Judge of Probate, Shelby County, Alabama, said point also being on the South right of way line of Hidden Ridge in said Hidden Ridge Estates 1st Sector; thence run an assumed bearing North 89 degrees 34 minutes 02 seconds East along the North line of said Lot 11 and also along the South line of said Hidden Ridge for a distance of 206.77 feet to a point at the Northeast corner of said Lot 11; thence run North 00 degrees 25 minutes 56 seconds West for a distance of 30.00 feet to the point of beginning; thence run 89 degrees 34 minutes 02 seconds East for a distance of 599.97 feet to a point on a curve to the right, having a central angle of 43 degrees 48 minutes 35 seconds, a radius of 350.00 feet, and a chord bearing of South 68 degrees 31 minutes 39 seconds East; thence run along the arc of said for a distance of 267.62 feet to a point; thence run South 46 degrees 37 minutes 20 seconds East for a distance of 208.26 feet to a point on a curve to the left, having a central angle of 42 degrees 56 minutes 33 seconds, a radius of 175.00 feet, and a chord bearing of South 68 degrees, 05 minutes 37 seconds East; thence run along the arc of said curve for a distance of 131.16 feet to a point; thence run South 89 degrees 33 minutes 54 seconds East for a distance of 69.30 feet to a point on a curve to the right, having a central angle of 42 degrees 55 minutes 55 minutes 29 seconds, a radius of 200.00 feet, and a chord bearing of South 68 degrees 06 minutes 09 seconds East; thence run along the arc of said curve for a distance of 149.84 feet to a point; thence run South 46 degrees 38 minutes 25 seconds East for a distance of 550.00 feet to a point; thence run South 21 degrees 48 minutes 05 seconds East for a distance of 240.90 feet to the end of said easement.

[Handwritten signature]



20151211000424080 2/3 \$136.50
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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 William F. Spratlin and
Jenny Y. Spratlin
PO Box 354

Mailing Address Chelsea, AL35043

Hidden Ridge

Property Address Chelsea, AL 35043

Grantee's Name Ross D. Walker and
Anna McPherson
267 County Road 916

Mailing Address Montevallo, AL 35115

Date of Sale December 4, 2015

Total Purchase Price \$ 116,500.00

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
☒ Closing Statement

☐ Appraisal/ Assessor's Appraised Value

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 _____

Print William F. Spratlin and Jenny Y. Spratlin

Unattested

(verified by)

Sign

Jenny Y. Spratlin
(Grantor/Grantee/Owner/Agent) circle one



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