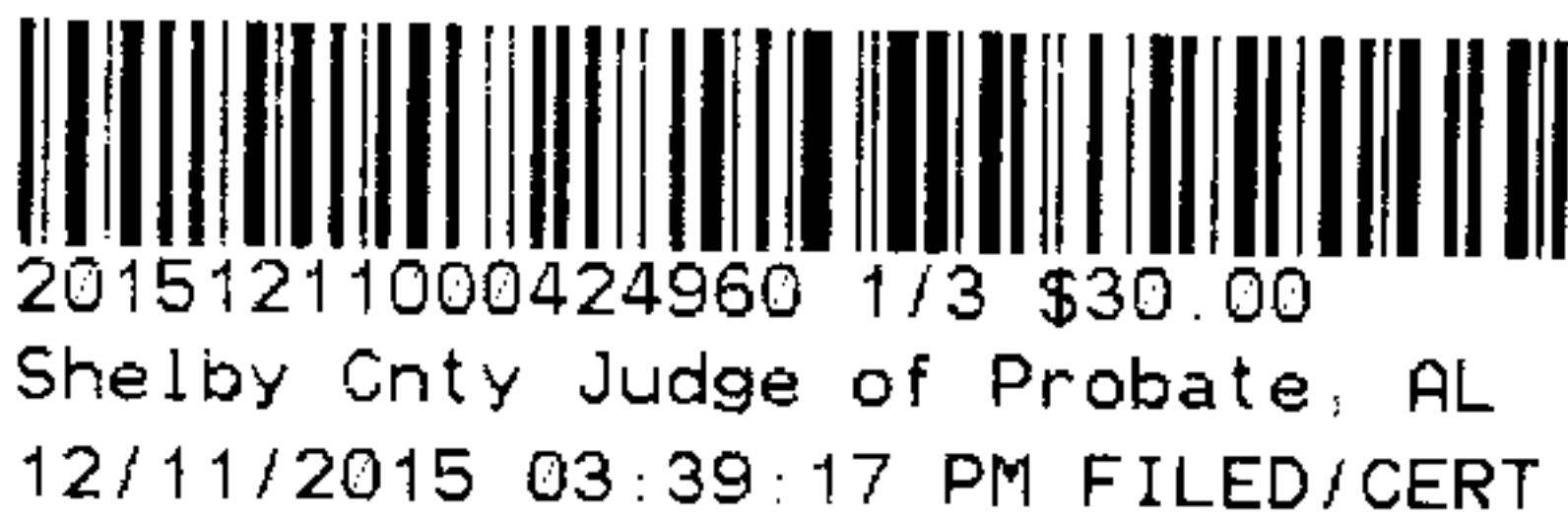


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
J. Michelle Green
350 Hwy 40
Wilsonville AL 35186

WARRANTY DEED



STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of
Ten Thousand Dollars and Zero Cents ***** (\$10,000.00*****),
and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt
whereof is acknowledged, I or we, *G. Marc Neas, a single man (herein referred to as Grantors)*, grant, bargain,
sell and convey unto, *J. Michelle Green (herein referred to as Grantee)*, the following described real estate,
situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2015.
- 2. Easements, restrictions, rights of way, and permits of record.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of December, 2015.

G. Marc Neas
G. Marc Neas

Shelby County, AL 12/11/2015
State of Alabama
Deed Tax: \$10.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
G. Marc Neas, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before
me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day
the same bears date.

Given under my hand and official seal this 10th day of December, 2015.



April Clark
Notary Public
My Commission Expires: 1-9-2017

EXHIBIT A—LEGAL DESCRIPTION

A Parcel of land, being part of Lot 2 of Morning Star Estates, as recorded in Map Book 44, Page 85, in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:

Commence at the NW Corner of the NE 1/4 of the NW 1/4 of Section 28, Township 20 South, Range 1 East, Shelby County, Alabama; thence S00°57'18"E, a distance of 40.97'; thence S00°57'24"E, a distance of 310.00' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 184.52'; thence N89°57'10"E, a distance of 657.89'; thence N01°16'25"W, a distance of 198.48'; thence S88°44'12"W, a distance of 656.72' to the POINT OF BEGINNING.



20151211000424960 2/3 \$30.00
Shelby Cnty Judge of Probate, AL
12/11/2015 03:39:17 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 G. Marc Neas
Mailing Address 1127 Lake Forest Cir
B'ham 35244
Property Address Vacant

Grantee's Name J. Michelle Green
Mailing Address 350 Hwy 40
Wilsonville AL 35186
Date of Sale 12-11-15
Total Purchase Price _____
or
Actual Value _____
or
Assessor's Market Value 10,000.00

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 tax value

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.



20151211000424960 3/3 \$30.00
Shelby Cnty Judge of Probate, AL
12/11/2015 03:39:17 PM FILED/CERT

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 _____

Print Mike T. Atchison

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one