

This Instrument was Prepared by:

Send Tax Notice To: Samuel Brian Simpson

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

20 Wildom St
Wiltsville AL 35186

File No.: S-15-22575

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Twelve Thousand Dollars and No Cents (\$12,000.00)**, 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, **Sandra A. Blackburn a/k/a Sandra Ann Biggart**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Samuel Brian Simpson**, (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. No part of the homestead of the grantor herein.

Sandra A. Blackburn and Sandra Ann Biggart are one and the same person.

\$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 11th day of December, 15.

Sandra A. Blackburn
Sandra A. Blackburn

Shelby County, AL 12/16/2015
State of Alabama
Deed Tax: \$12.00

20151216000429080 1/3 \$32.00
Shelby Cnty Judge of Probate, AL
12/16/2015 10:45:36 AM FILED/CERT

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Sandra A. Blackburn a/k/a Sandra Ann Biggart, 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 11th day of December, 2015.

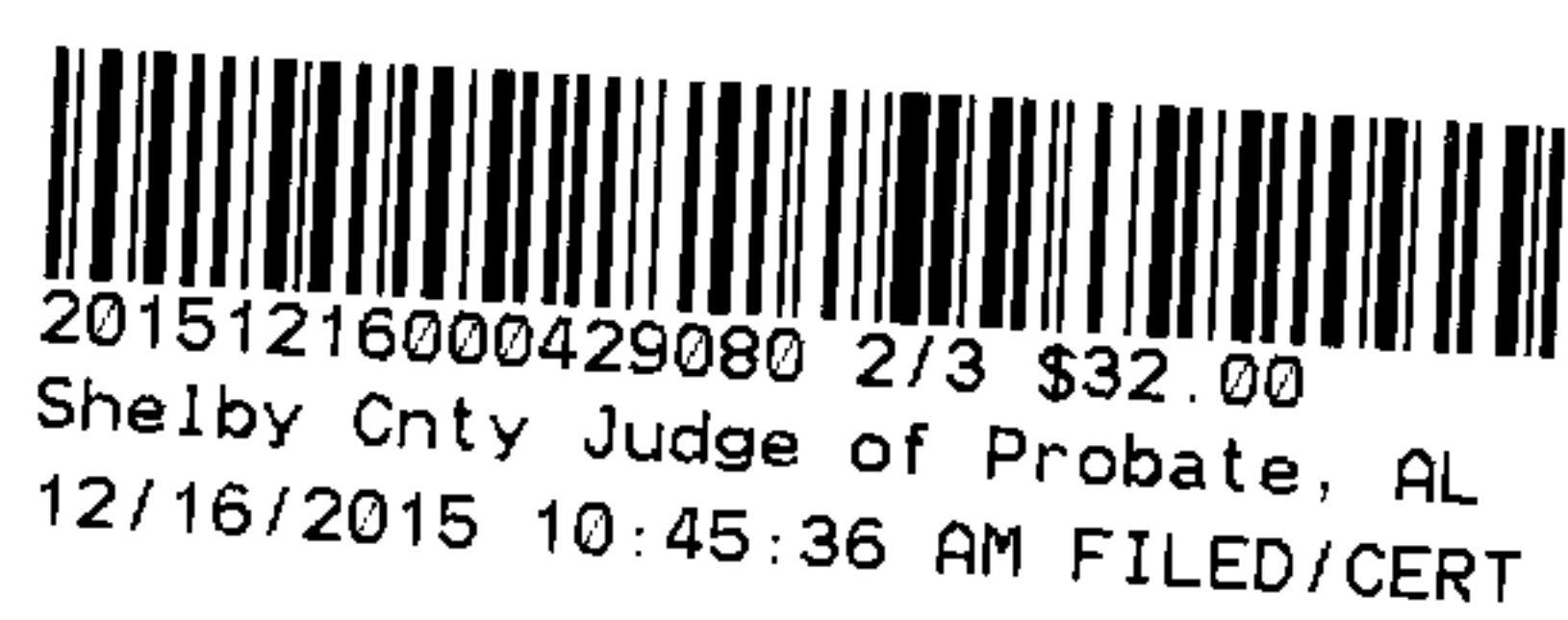
Mike T. Atchison
Notary Public, State of Alabama

My Commission Expires: 10-4-16



EXHIBIT "A"
LEGAL DESCRIPTION

The East 80 feet of Lot No. 33, as per W. J. Horsley’s Map of the Town of Wilsonville, Alabama, which lot is bounded on the East by Lot No. 32, which is known as being the Dewey Bolton Lot, on the South by lot known as W. H. Pope lot, on the West by lands known as R. G. Weldon Estate, and on the North by a street running East and West, which said lot is more particularly described as follows: Commencing at an iron stake at the Northwest corner of said lot No. 32 and the Northeast corner of the lot herein conveyed, which iron stake is on the South boundary line of the Street which runs east and West and which bounds said lot herein conveyed on the North; thence run South 3 degrees 30 minutes East 201 feet; thence South 86 degrees 30 minutes West 80 feet; thence North 3 degrees 30 minutes West 201 feet to the Street above mentioned; thence along the South boundary line of said street in an easterly direction 80 feet to point of beginning and being located in the SE ¼ of the NE ¼ of Section 1, Township 21, Range 1 East, Shelby County, Alabama. Situated in the Town of Wilsonville, Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name Sandra A. Blackburn a/k/a Sandra Ann Biggart

Mailing Address 100 Air Park Dr
Wilsonville AL 35186

Property Address 4 Weldon Street
Wilsonville, AL 35186

Grantee's Name Samuel Brian Simpson

Mailing Address 20 Weldon St
Wilsonville AL 35186

Date of Sale 12-11-2015
Total Purchase Price \$12,000.00

or
Actual Value _____

or
Assessor's Market Value _____



20151216000429080 3/3 \$32.00
Shelby Cnty Judge of Probate, AL
12/16/2015 10:45:36 AM 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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ 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.

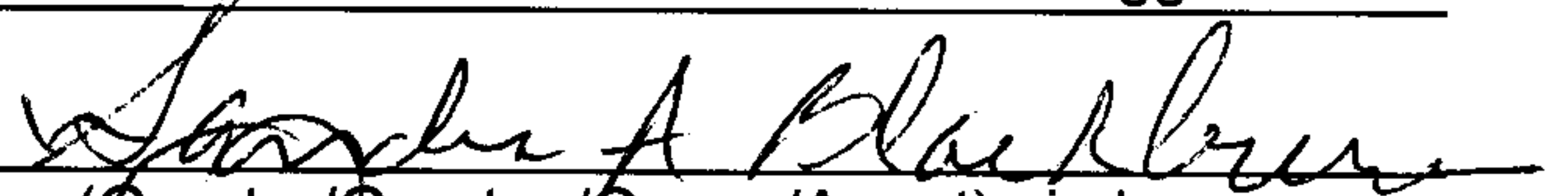
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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 December 03, 2015

Print Sandra A. Blackburn a/k/a Sandra Ann Biggart

Sign 
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)