


This instrument was prepared by:

William R. Justice  
P.O. Box 587, Columbiana, Alabama 35051

  
20151230000443020 1/3 \$99.00  
Shelby Cnty Judge of Probate, AL  
12/30/2015 11:24:08 AM FILED/CERT

Shelby County, AL 12/30/2015  
State of Alabama  
Deed Tax: \$79.00

**WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY COUNTY**                      **KNOW ALL MEN BY THESE PRESENTS,**


That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned William Venable, unmarried (herein referred to as GRANTOR) does grant, bargain, sell and convey unto William Allen Venable, Jr. (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

See attached Exhibit A

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

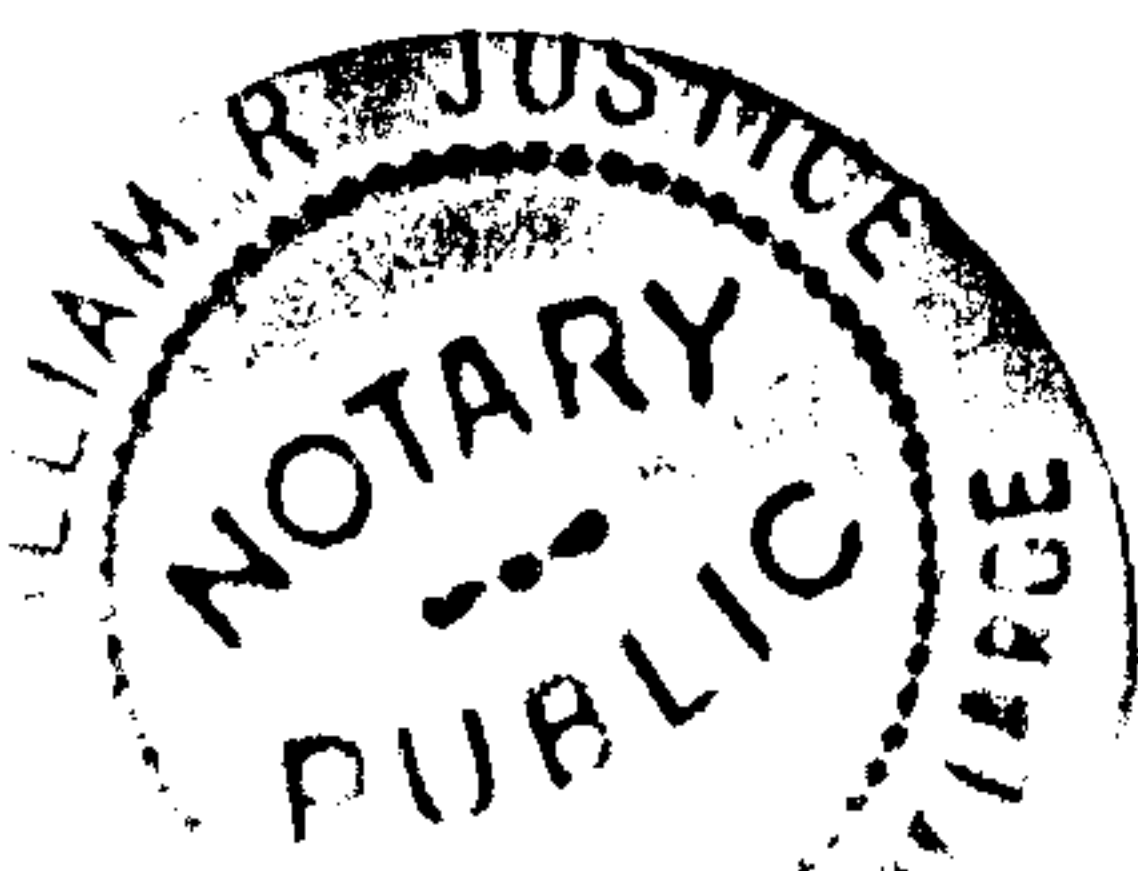
IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 28th day of December, 2015.

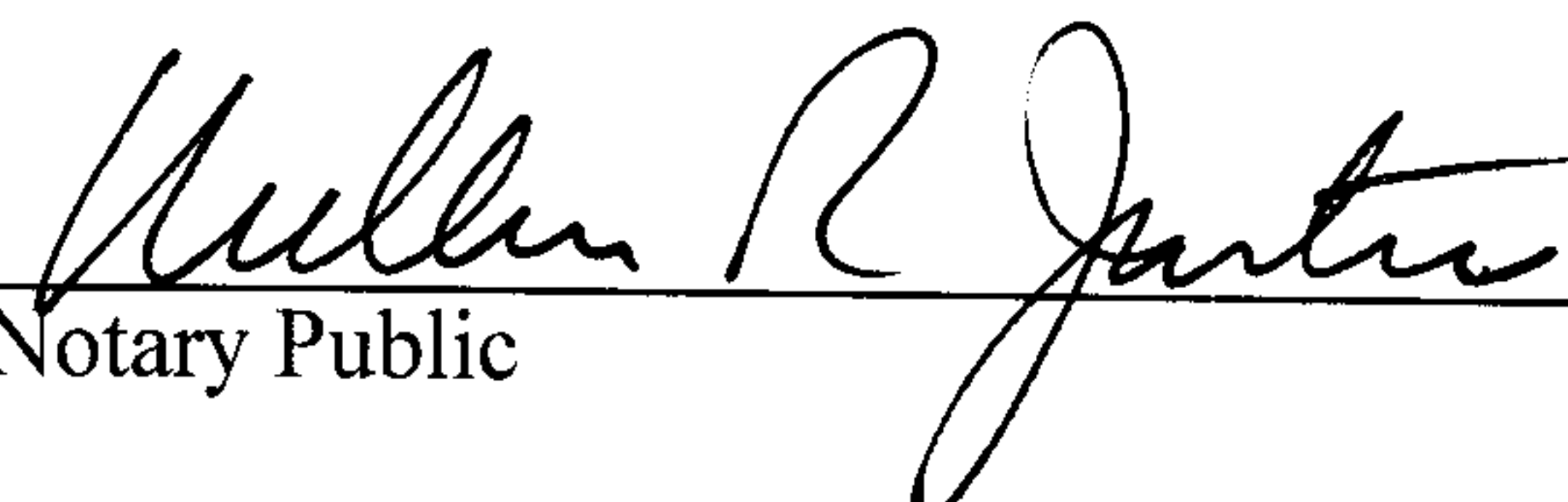
  
\_\_\_\_\_  
William Venable

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Venable, 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 28<sup>th</sup> day of December, 2015.



  
\_\_\_\_\_  
Notary Public



# Exhibit A



20151230000443020 2/3 \$99.00  
Shelby Cnty Judge of Probate, AL  
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## PARCEL 1

A PARCEL OF LAND AS SITUATED IN SECTION 4, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 4, AND THE NORTHERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY 77; THENCE RUN SOUTH 58 DEGREES 57 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 479.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAID NORTHERLY RIGHT OF WAY ALONG THE SAME COURSE FOR A DISTANCE OF 77.45 FEET; THENCE RUN NORTH 34 DEGREES 13 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 552.53 FEET; THENCE RUN NORTH 30 DEGREES 20 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 422.27 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUE ALONG THE LAST COURSE FOR A DISTANCE OF 25 FEET MORE OR LESS TO THE SOUTHERLY SHORELINE OF A CREEK; THENCE MEANDER EASTERLY AND SOUTHEASTERLY ALONG THE SHORELINE OF SAID CREEK FOR A DISTANCE OF 1232 FEET MORE OR LESS; THENCE DEPARTING SAID SHORELINE RUN SOUTH 04 DEGREES 12 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 25 FEET TO A POINT BEING SOUTH 81 DEGREES 24 MINUTES 11 SECONDS EAST AND A DISTANCE OF 792.55 FEET FROM THE AFOREMENTIONED POINT "A"; THENCE RUN SOUTH 04 DEGREES 12 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 172.92 FEET; THENCE RUN SOUTH 62 DEGREES 21 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 354.51 FEET; THENCE RUN SOUTH 18 DEGREES 19 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 343.04 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PROPERTY CONTAINS 9.31 ACRES MORE OR LESS.

## PARCEL 2

A PARCEL OF LAND AS SITUATED IN SECTION 4, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 4, AND THE NORTHERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY 77; THENCE RUN SOUTH 58 DEGREES 57 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 557.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAID NORTHERLY RIGHT OF WAY ALONG THE SAME COURSE FOR A DISTANCE OF 8.65 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 330.61 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC LENGTH OF 194.92 FEET (DELTA = 33 DEGREES 46 MINUTES 49 SECONDS, CHORD LENGTH = 192.11 FEET, CHORD BEARING = SOUTH 40 DEGREES 59 MINUTES 41 SECONDS WEST) TO A POINT OF TANGENCY OF SAID CURVE; THENCE RUN SOUTH 23 DEGREES 57 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 427.39 FEET; THENCE RUN NORTH 65 DEGREES 52 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 606.46 FEET; THENCE RUN NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 1124.18 FEET TO THE POINT HEREINAFTER REFERED TO AS POINT "B"; THENCE CONTINUE ALONG THE SAME COURSE FOR A DISTANCE OF 25 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY SHORELINE OF A CREEK; THENCE MEANDER NORTHEASTERLY ALONG THE SHORELINE OF SAID CREEK FOR A DISTANCE OF 484 FEET MORE OR LESS; THENCE RUN SOUTH 30 DEGREES 20 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 25 FEET MORE OR LESS TO A POINT BEING NORTH 81 DEGREES 11 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 340.75 FEET FROM THE AFOREMENTIONED POINT "B" ; THENCE CONTINUE SOUTH 30 DEGREES 20 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 422.27 FEET; THENCE RUN SOUTH 34 DEGREES 13 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 552.53 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PROPERTY CONTAINS 17.61 ACRES MORE OR LESS.



# 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 Venable  
Mailing Address 30 Shore Lane  
Shelby, AL 35143


Grantee's Name William Allen Venable, Jr.  
Mailing Address 440 Hollybrook Road  
Columbia, AL 35051

Property Address  Hwy 77 Shelby, AL

Date of Sale 12-28-15  
Total Purchase Price \$

or  
Actual Value \$

or  
Assessor's Market Value \$ 78,750.00

  
20151230000443020 3/3 \$99.00  
Shelby Cnty Judge of Probate, AL  
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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 12-28-15

Print William Venable

☐ Unattested

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

(verified by)

Form RT-1