

This instrument was prepared by:

Anthony B. Johnson
JOHNSON LAW FIRM, LLC
Attorney at Law
60 Court Square West
P. O. Box 188
Centreville Alabama 35042

Source of Title: Shelby County
Real Property/Deed Book _____, Page _____

QQ	Q	Section	Township	Range
NE	NW	8	24N	12E
SE	SW	5	24N	12E

WITHOUT THE BENEFIT OF A TITLE SEARCH

Send Tax Notice To:

Lou Gehrig Williams
P O Box 189
Wilton Alabama 35187



20160115000015800 1/3 \$39.50
Shelby Cnty Judge of Probate, AL
01/15/2016 11:26:36 AM FILED/CERT

Shelby County, AL 01/15/2016
State of Alabama
Deed Tax:\$19.50

STATE OF ALABAMA

*

WARRANTY DEED

COUNTY OF SHELBY

*

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten and NO/100 (\$10.00) Dollars, together with other good and valuable consideration, to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt and sufficiency of which is acknowledged, **Gregory Wayne Dailey**, a married man, herein referred to as the GRANTOR, does grant, bargain, sell and convey unto **Lou Gehrig Williams**, a single man, herein referred to as the GRANTEE, in fee simple, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land containing 37.40 acres, located in the NE¼ of the NW¼ of Section 8, and in the SE¼-SW¼, Section 5, and all being located in Township 24 North, Range 12 East, Shelby County, Alabama, described as follows: Commence at a 2" iron pipe, said pipe being the Southeast corner of said NE¼-NW¼ of Section 8 and the point of beginning; thence run along the East boundary North 01 degrees 00 minutes 56 seconds East 1359.87 feet to a 2" iron pipe, said pipe being the Northeast corner of said NE¼-NW¼ Section 8 and the Southeast corner of said SE¼-SW¼ of Section 5; thence run along the section line North 87 degrees 22 minutes 22 seconds West 281.25 feet to the intersection with the centerline of Shoal Creek; thence run along said centerline the following calls: North 32 degrees 46 minutes 45 seconds West 48.04 feet; North 15 degrees 14 minutes 30 seconds East 108.46 feet; North 32 degrees 00 minutes 19 seconds East 290.30 feet; North 17 degrees 24 minutes 12 seconds East 257.25 feet; North 10 degrees 54 minutes 27 seconds West 99.39 feet; South 79 degrees 13 minutes 00 seconds West 151.30 feet; North 47 degrees 53 minutes 24 seconds West 123.72 feet; North 55 degrees 18 minutes 14 seconds West 152.42 feet; North 56 degrees 10 minutes 00 seconds West 159.30 feet; North 71 degrees 50 minutes 51 seconds West 150.13 feet; South 83 degrees 01 minutes 24 seconds West 164.31 feet; thence leaving said centerline run South 25 degrees 20 minutes 02 seconds East 270.62 feet to an iron pin; thence run South 31 degrees 53 minutes 23 seconds East 70.36 feet to an iron pin; thence run South 81 degrees 36 minutes 02 seconds East 54.81 feet to an iron pin; thence run South 59 degrees 24 minutes 53 seconds East 66.19 feet to an iron pin; thence run South 50 degrees 27 minutes 22 seconds East 55.88 feet to an iron pin; thence run South 11 degrees 59 minutes 42 seconds West 26.03 feet to an iron pin; thence run South 17 degrees 39 minutes 49 seconds West 187.66 feet to an iron pin; thence run South 16 degrees 22 minutes 14 seconds West 129.66 feet to an iron pin; thence run South 05 degrees 57 minutes 41 seconds West 118.78 feet to an iron pin; thence run South 09 degrees 27 minutes 10 seconds West 181.31 feet to an iron pin; thence run South 12 degrees 00 minutes 24 seconds West 100.23 feet to an iron pin; thence run South 40 degrees 40 minutes 35 seconds West 232.74 feet to an iron pin; thence run South 25 degrees 33 minutes 03 seconds West 79.57 feet; thence run South 29 degrees 48 minutes 43 seconds East 135.35 feet to an iron pin in the centerline of a gravel road; thence run along said centerline the following calls: South 14 degrees 18 minutes 24 seconds East 35.50 feet; South 12 degrees 32 minutes 23

seconds East 57.65 feet; South 11 degrees 25 minutes 12 seconds West 75.27 feet; South 16 degrees 26 minutes 13 seconds West 56.50 feet; South 08 degrees 45 minutes 19 seconds West 77.91 feet; South 00 degrees 16 minutes 22 seconds East 55.59 feet; South 11 degrees 15 minutes 07 seconds East 77.50 feet to an iron pin; thence run South 64 degrees 41 minutes 26 seconds West 81.17 feet; South 60 degrees 15 minutes 25 seconds West 89.96 feet; South 46 degrees 40 minutes 45 seconds West 36.78 feet to an iron pin; North 59 degrees 40 minutes 14 seconds West 13.14 feet to an iron pin; thence run South 18 degrees 09 minutes 43 seconds West 34.14 feet; South 16 degrees 13 minutes 15 seconds East 119.03 feet; South 03 degrees 26 minutes 50 seconds East 79.87 feet; South 12 degrees 51 minutes 04 seconds West 84.35 feet to the intersection of the centerline of said gravel road and the South boundary of said NE¼-NW¼ of Section 8; thence run along said South boundary South 86 degrees 39 minutes 45 seconds East 1007.69 feet to the point of beginning.

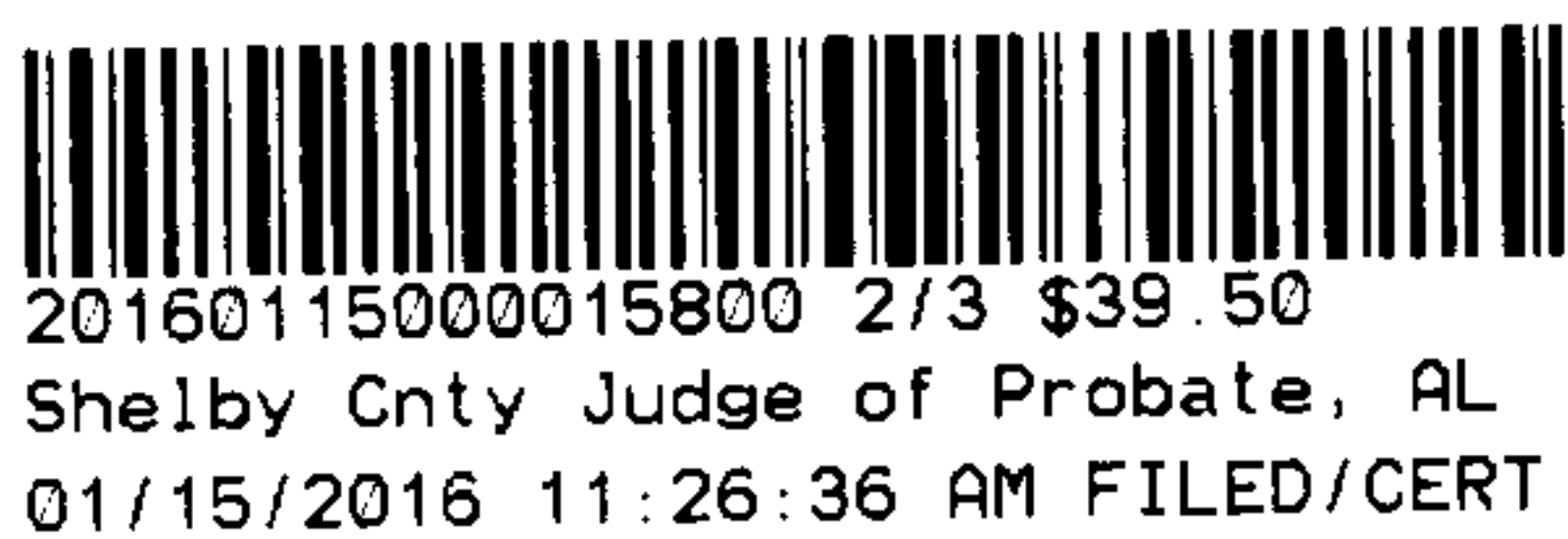
The above described is not the homestead of the Grantor.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainder, rents, issues, and profits thereof; and also all of the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said GRANTORS, of, in, and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEES, their heirs or assigns forever. And the Grantors do for themselves and for their beneficiaries, principals, trustees, fiduciaries, representatives, heirs, executors, administrators, successors or assigns, covenant with the said GRANTEES, their 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 Grantors are entitled to the immediate possession thereof; that Grantors, and their beneficiaries, principals, trustees, fiduciaries, representatives, 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 persons.

IN WITNESS WHEREOF, Gregory Wayne Dailey, has hereunto executed this instrument under his hand and seal this 28th day of December, 2015.

GRANTOR:



Gregory Wayne Dailey (L.S.)
Gregory Wayne Dailey
2716 Lake Crest Drive
Tuscaloosa Alabama 36406

STATE OF ALABAMA

*

ACKNOWLEDGMENT

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COUNTY OF BIBB

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I, *R. Elaine Griffin*, a Notary Public in and for said County, in said State, hereby certify that **Gregory Wayne Dailey**, and whose name is signed to the foregoing conveyance, and who is known to me, or produced a driver's license and/or other picture identification, acknowledged before me on this day, that being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 28th day of December, 2015.

(SEAL)

R. Elaine Griffin
Notary Public, State at Large
My Commission Expires: 10-10-18

Real Estate Sales Validation Form

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

Grantor's Name Lou Gehrig Williams
Mailing Address P O Box 189
Wilton Alabama 35187

Grantee's Name Gregory Wayne Dailey
Mailing Address 2716 Lake Crest Drive
Tuscaloosa Alabama 36406

Property Address _____

Date of Sale _____
Total Purchase Price \$ _____



20160115000015800 3/3 \$39.50
Shelby Cnty Judge of Probate, AL
01/15/2016 11:26:36 AM FILED/CERT

or
Actual Value _____
or
Assessor's Market Value \$ 19,500

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 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 _____

_____ Unattested
(verified by)

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