

THIS INSTRUMENT PREPARED BY
ELLIS, HEAD, OWENS & JUSTICE
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

Shelby County, AL 01/19/2016
State of Alabama
Deed Tax: \$.50

SEND TAX NOTICE TO:

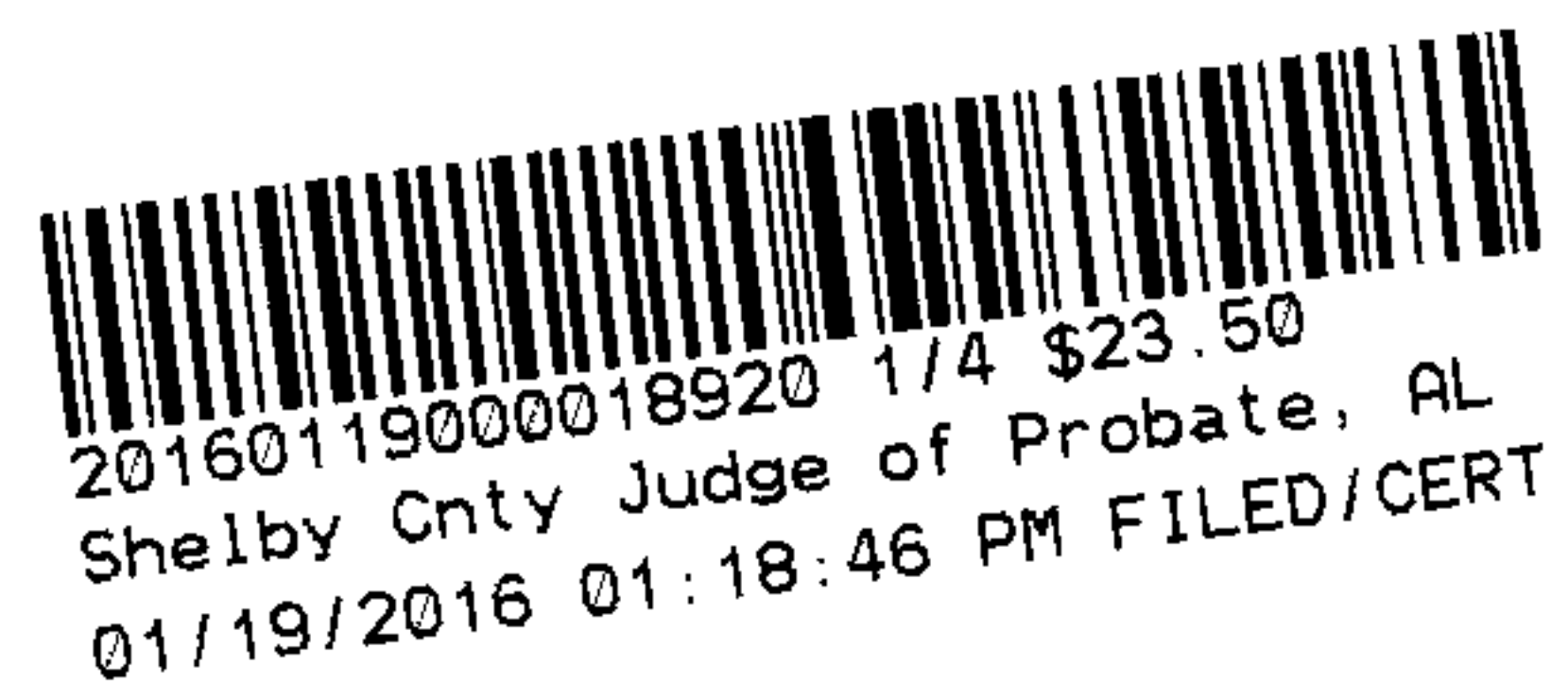
Rodney E. Davis

P. O. Box 471

Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY



KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar and other good and valuable consideration**, to the undersigned Grantors, in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, we,

Arthur Neal Shirley and wife, **Normandie Russo Shirley**
whose mailing address is 1460 Highway 36, Chelsea, Alabama 35043

(herein referred to as GRANTORS) do hereby grant, bargain, sell, and convey unto

Rodney E. Davis
whose mailing address is P. O. Box 471, Chelsea Alabama 35043

(herein referred to as GRANTEE) the following described real estate, situated in Shelby County, Alabama, the address of which is (no address assigned to this property), to-wit:

A 60' easement for ingress, egress, drainage, and utilities on, over, and across the property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

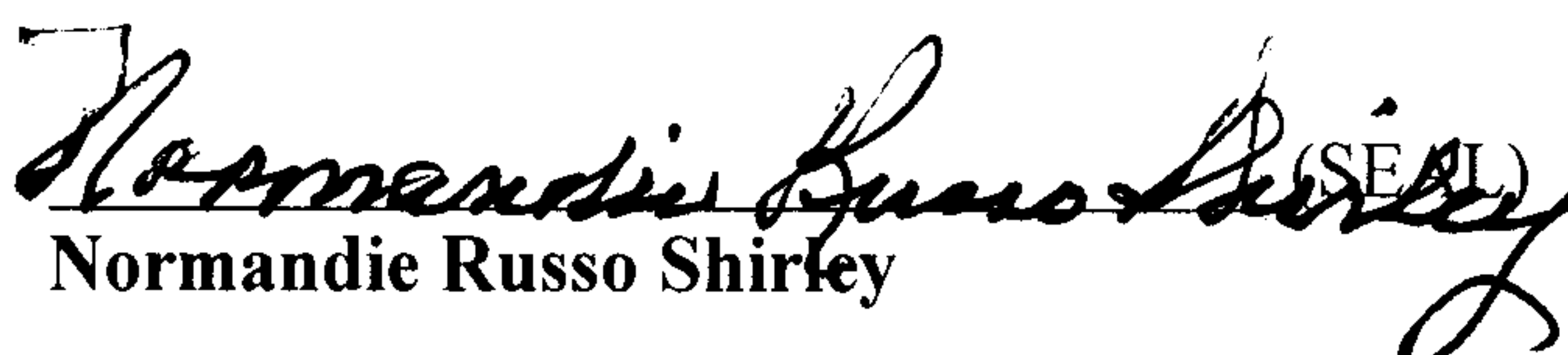
Grantee shall have the right to install water, sewer, electrical, and other utilities within the above described 60' easement. Grantee shall also have the right to dedicate the above described easement and the property over which it is located for public road purposes to Shelby County or to any city or other governmental entity within which same is located at the time of dedication.

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

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

IN WITNESS WHEREOF, each of us has hereunto set our hand and seal this 30th day of November, 2015.

 (SEAL)
Arthur Neal Shirley

 (SEAL)
Normandie Russo Shirley

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Arthur Neal Shirley** and wife, **Normandie Russo Shirley**, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of November, 2015.

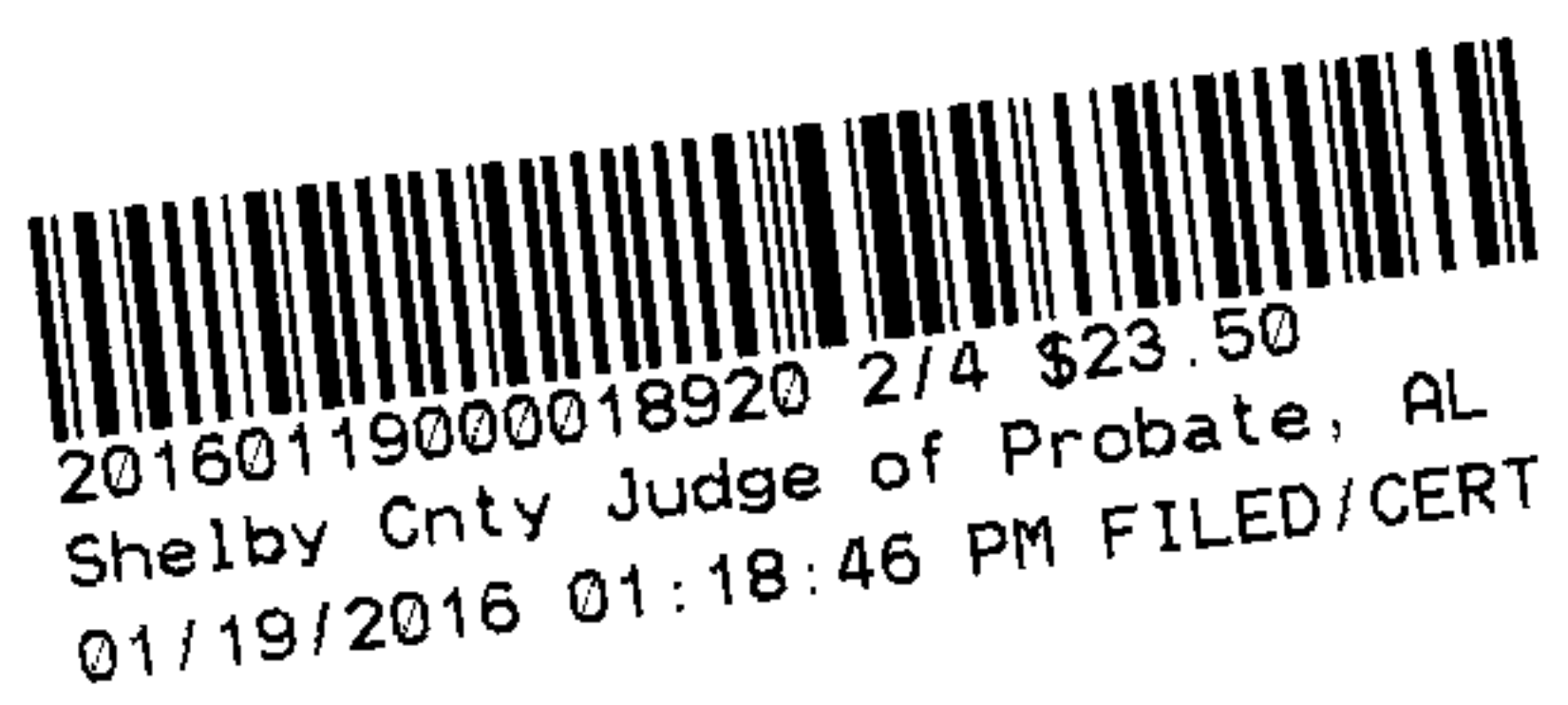
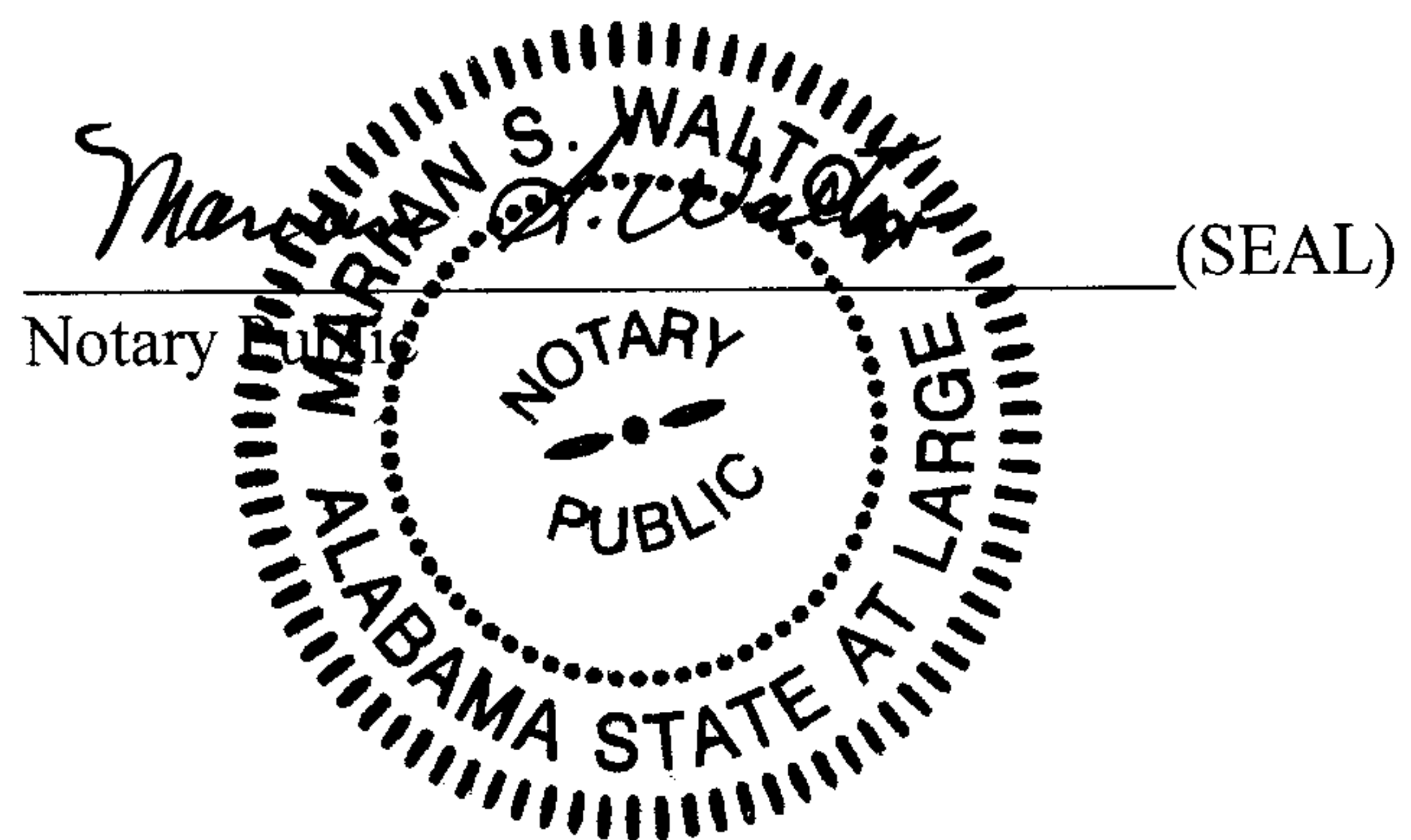


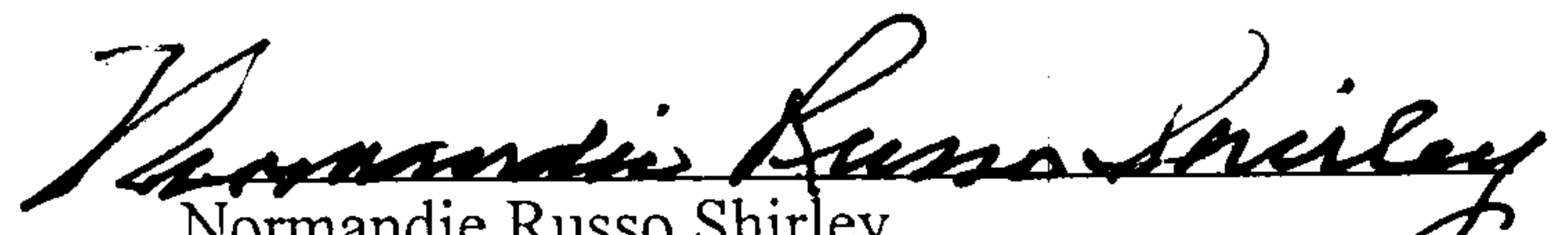
Exhibit "A"

A 60' easement for ingress, egress, drainage and utilities along an existing gravel drive, situated in the NW 1/4 of the SE 1/4 of Section 16, Township 20 South, Range 1 West, Shelby County, Alabama and lying 30' each side of and parallel to the following described centerline:

Commence at the SW Corner of the NW 1/4 of the SE 1/4 of Section 16, Township 20 South, Range 1 West, Shelby County, Alabama; thence N 88°21'25" E along the South line of said 1/4 - 1/4 section, a distance of 412.62' to the Point of Beginning, said point being the point of a non tangent curve turning to the right having a radius of 405.00', a central angle of 13°59'14" and subtended by a chord which bears N 39°36'52" E, a chord distance of 98.62'; thence along said curve an arc distance of 98.87'; thence N 46°36'28" E a distance of 397.44' to the point of a curve to the left having a radius of 175.00', a central angle of 51°05'08" and subtended by a chord which bears N 21°06'55" E, a chord distance of 150.91'; thence along said curve an arc distance of 156.03' to the Point of Termination of said 60' Easement.

SIGNED FOR IDENTIFICATION:


Arthur Neal Shirley


Normandie Russo Shirley


20160119000018920 3/4 \$23.50
Shelby Cnty Judge of Probate, AL
01/19/2016 01:18:46 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 Arthur Neal Shirley
Mailing Address Normandie Russo Shirley
1460 Highway 36
Chelsea, AL 35043

Grantee's Name Rodney E. Davis
Mailing Address P. O. Box 471
Chelsea, AL 35043

Property Address (no address assigned)

Date of Sale 11-30-2015

Total Purchase Price \$

or

Actual Value * \$100.00 (see explanation below)

or

Assessor's Market Value ~~\$77,000.00~~



20160119000018920 4/4 \$23.50
Shelby Cnty Judge of Probate, AL
01/19/2016 01:18:46 PM 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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
* ☒ Other This is a 60' non-exclusive easement
valued, for recording purposes, at \$100.00.

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 11-30-2015

Print Rodney E. Davis

☒ Unattested

Sign

Rodney E. Davis

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1