

20160202000033410 1/5 \$36.00  
Shelby Cnty Judge of Probate: AL  
02/02/2016 10:52:31 AM FILED/CERT

Shelby County, AL 02/02/2016  
State of Alabama  
Deed Tax: \$10.00

Send Tax notice to:  
Rhonda Brakefield  
55 Cornerstone Ct.  
Vincent, Al. 35178

## Statutory Warranty deed

Know all men by these presents:  
That in consideration of (Ø) zero  
dollars the undersigned Katherine  
Garnett, Grant, bargain, give  
and convey unto Rhonda Brakefield  
her 1/2 (half) interest with right  
of survivorship, all my rights,  
title, and interest in and to  
the following real estate,  
situated in Shelby County, Alabama  
to wit:

See "Exhibit A" attached  
hereto and made a part hereof.  
Subject to Easements, Right-of-way  
restrictions, and all matters  
of public record.

To have and to hold unto  
Rhonda Brakefield as joint  
tenant with Thomas Edward  
McDonald Jr., with right of  
survivorship, their ~~heirs~~ heirs  
and assigns, forever, it being  
the intention of the parties to  
this conveyance, that (unless  
the joint tenancy hereby created  
is severed or terminated during  
the joint lives of Rhonda Brakefield  
and Thomas E. McDonald) in  
the event one survives the  
other the property shall  
remain ~~the~~ (1/2) half to survivor  
the (1/2) half of the deceased  
shall pass to whom ever  
the design.

Signed Katherine Hamelin

KATHERINE GAMELIN

2/2/16


Jessica L. Holland  
Mkt 4/22/18



**"EXHIBIT A"**

**LEGAL DESCRIPTION**

**STATE OF ALABAMA  
SHELBY COUNTY  
CITY OF VINCENT**

  
20160202000033410 3/5 \$36.00  
Shelby Cnty Judge of Probate, AL  
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2.9 acres described as follows:

Beginning at the Northwest corner of NW1/4 of SE1/4 of Section 4, Township 19 South, Range 2 East, thence East along 1/4-1/4 line a distance of 520 feet; thence turn an angle to the South of 90 degrees 57 minutes 20 seconds and proceed a distance of 248.13 feet to a point; thence turn an angle to the West of 80 degrees 58 minutes and proceed along an arc of 185.75 feet (R=1178.04, D=9 degrees 2 minutes) to a point; thence continue along a line to the West a distance of 334.91 feet to a point on the West 1/4-1/4 line; thence turn an angle to the North of 90 degrees and proceed along the 1/4-1/4 line a distance of 242.18 feet to the point of beginning. This description is according to that certain survey of A. Frazier Christy, Engineer and Land Surveyor licensed by the State of Alabama, of Paragon Engineers, Inc. dated 6th day of November, 1979.

Also:

A right-of-way being 60 feet in width running from Shelby County Highway 467 to subject property. This <sup>NON-EXCLUSIVE</sup> right-of-way being for ingress and egress and utility purposes only; and by no means shall party of the second part, Katherine Ann Gamelin, bargain, sell, convey, lease, license, grant or otherwise to any other party, use of this right-of-way to access any other property than that so conveyed herein. Party of the second part, Katherine Ann Gamelin, her heirs or assigns shall be solely responsible for construction, up keep, maintenance or other for her use and enjoyment; and party of the first part makes no representation whatsoever that this right-of-way is suitable for the purpose of the party of the second part.

" EXHIBIT A "

**1/4-1/4 LINE**

520.00'

1 COR  
1/4 SE 1/4  
95-2E

SUBJECT PROPERTY

$$\begin{aligned} R &= 1178.04' \\ \Delta &= 9^{\circ}02'00'' \\ \text{ARC} &= 185.75' \end{aligned}$$

RIGHT-OF-WAY

$$R = 1148.04' \quad \Delta = 15^\circ 38' 10'' \quad \text{Arc} = 313.36'$$

**Arc = 305.17**

$-R = 1118.04' -$   
 $\Delta = 15^{\circ} 38' 10''$

5

**2.77 Ac.**

120,680 Sq. Ft.

3

**I. 42 Ac**

**61,910 Sq. Ft.**

4

1.52 Ac.

**66,040 Sq. Ft.**

2

**3.28 Ac.**

142,960 Sq. Ft.

ARI 36

SHELBY COUNTY HIGHWAY

2016020200033410 4/5 \$36.00  
Shelby County, TN

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07/14/1998-26522  
08135 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 23.50



# Real Estate Sales Validation Form

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

Grantor's Name Katherine Gamelin  
Mailing Address 55 Cornerstone Ct.  
Vincent, AL 35178

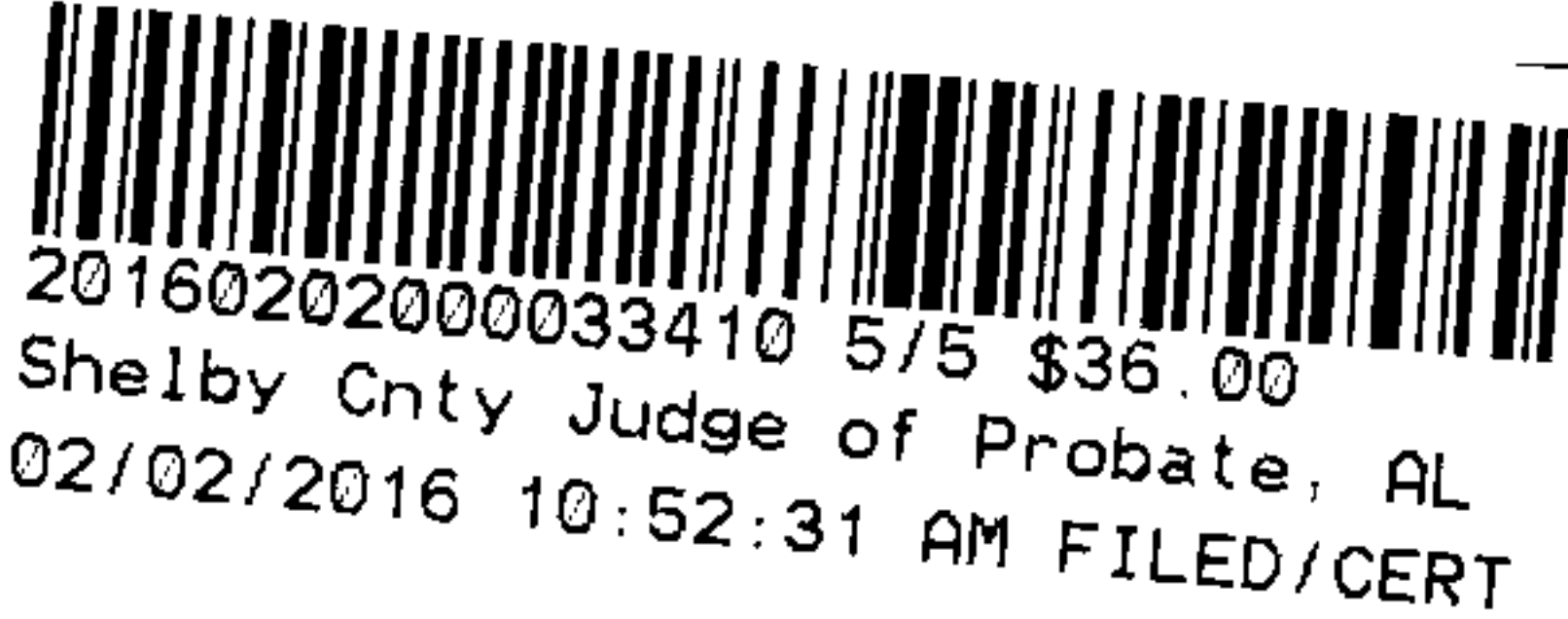
Grantee's Name Rhonda Brakefield  
Mailing Address 55 Cornerstone Ct.  
Vincent AL 35178

Property Address 875 Hwy 467  
Vincent AL 35178

Date of Sale 2/2/16  
Total Purchase Price \$

or  
Actual Value \$

or  
Assessor's Market Value \$ 19,350 1/2 = 9675.00



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 ☐ 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 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 \_\_\_\_\_

Print RHONDA BRAKEFIELD

☐ Unattested

Sign Rhonda Brakefield

(verified by)

(Grantor/Grantee/Owner/Agent) circle one