

This Instrument was Prepared by:

Send Tax Notice To: Clinton J. Grubbs

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

P.O. Box 550128
Bham, Ala 35255

File No.: S-16-22678

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Twenty Seven Thousand Ninety Three Dollars and Thirty Eight Cents (\$27,093.38)**, 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, **Billy Wayne Vickery**, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Clinton J. Grubbs** (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.

\$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 5th day of February, 2016

Wayne
Billy W. Vickery
Billy Wayne Vickery

State of Alabama

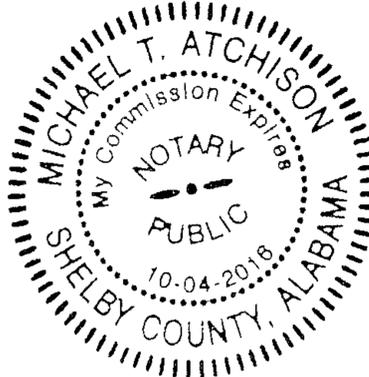
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Billy Wayne Vickery, 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 5th day of February, 2016

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 10-4-16



20160210000042750 1/3 \$47.50
Shelby Cnty Judge of Probate, AL
02/10/2016 10:32:52 AM FILED/CERT

Shelby County, AL 02/10/2016
State of Alabama
Deed Tax: \$27.50

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT 1:

A parcel of land in the North 1/2 of the Southeast Quarter of Section 1, Township 21 South, Range 1 East, being the same land described in deeds to Eddie and Fay Vickery recorded in Instrument #1994-24851 and Deed Book 355, at page 319, of the real property records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commencing at the Southeast corner of the Northwest Quarter of the Southeast Quarter of said Section 1; thence South 89 degrees 36 minutes 14 seconds West along the South line of said sixteenth Section, a distance of 65.31 feet to the point of beginning on the North right of way County Highway No 61; thence South 89 degrees 36 minutes 14 seconds West along the South line of said sixteenth Section, a distance of 1264.14 feet to the Southwest corner of said sixteenth Section; thence North 00 degrees 22 minutes 33 seconds West along the West line of said sixteenth Section, a distance of 339.15 feet, to a 2-inch pipe on the South right of way of the Southern Railroad; thence North 69 degrees 45 minutes 38 seconds East along said right of way, a distance of 1414.00 feet to a point; thence North 68 degrees 36 minutes 14 seconds East along said right of way, a distance of 360.75 feet to a 2-inch pipe found; thence South 05 degrees 08 minutes 07 seconds East, a distance of 607.15 feet to a 1/2-inch rebar set, with a cap stamped "S. Wheeler CA 0602", on the North right of way of County Highway No 61; thence South 53 degrees 38 minutes 51 seconds West along said right of way, a distance of 310.44 feet to a point; thence North 36 degrees 37 minutes 16 seconds West along said right of way, a distance of 10.00 feet to a concrete right of way monument found; thence South 51 degrees 22 minutes 44 seconds West, along said right of way, a distance of 164.80 feet to a 1/2-inch rebar found; thence South 46 degrees 07 minutes 25 seconds West along said right of way, a distance of 91.58 feet to the point of beginning. Being situated in Shelby County, Alabama.

LESS AND EXCEPT that portion conveyed to Eddie Vickery and Fay Vickery by deed recorded in Instrument #20040326000157730, being more particularly described as follows:

Commence at the Southwest corner of the NE 1/4 of the SE 1/4 of Section 1, Township 21 South, Range 1 East; thence run North along the West line of said 1/4 - 1/4 Section a distance of 58.30 feet to the North right of way line of Shelby County Highway No. 61; thence continue North along the West line of said 1/4 - 1/4 Section a distance of 754.11 feet to the South right of way line of the Southern Railroad; thence turn an angle of 69 degrees 1 minutes to the right and run along said right of way line a distance of 264.75 feet to the point of beginning and the intersection of a fence; thence continue along said right of way line a distance of 96 feet; thence turn an angle of 106 degrees 6 minutes 33 seconds to the right and run a distance of 398 feet, more or less, to the intersection of the above named fence; thence run Northerly along said fence 380 feet, more or less, to the point of beginning.



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Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Billy Wayne Vickery
Mailing Address 9505 South Main Street
Wilsonville, AL 35186

Grantee's Name Clinton J. Grubbs
Mailing Address P.O. 550128
Birmingham AL 35215

Property Address 9463 Highway 61 S
Wilsonville, AL 35186

Date of Sale February 5, 2016
Total Purchase Price \$27,093.38
or
Actual Value _____
or
Assessor's Market Value _____

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 February 5, 2016

Print Billy Wayne Vickery

Unattested

AL
(verified by)

Sign Billy W. Vickery
(Grantor/Grantee/Owner/Agent) circle one


20160210000042750 3/3 \$47.50
Shelby Cnty Judge of Probate, AL
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Form RT-1