

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Dewayne Brown
1278 Farmingdale Road
Harpersville, AL 35078

EASEMENT DEED


STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIVE HUNDRED DOLLARS AND NO/00 (\$500.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Jennifer Wallace, a single woman, Tracy Edwards and Leonard Edwards, husband and wife** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Dewayne Brown and Ashleigh Brown** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

See Attached Exhibit "A" Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2016.
2. Easements, restrictions, rights of way, and permits of record.

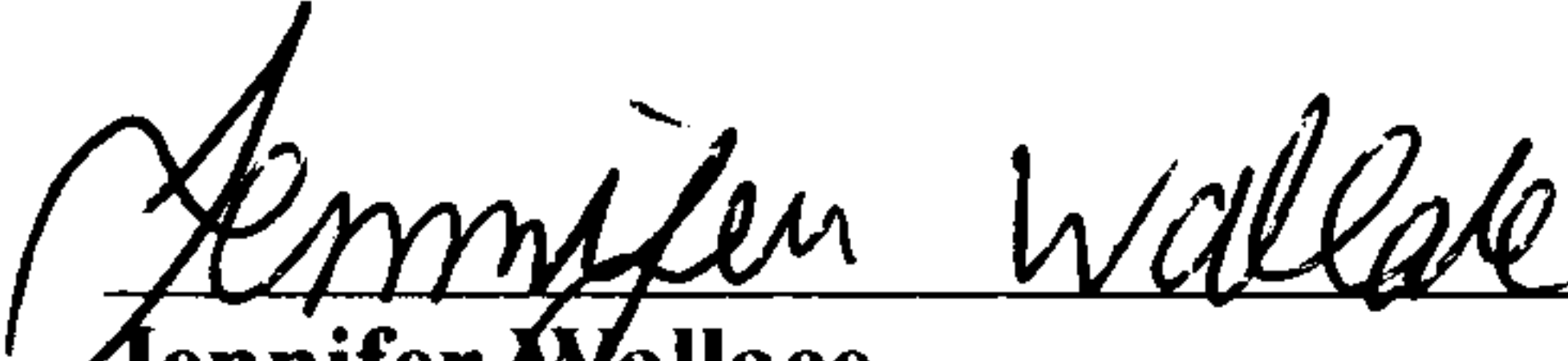

20160311000079830 1/3 \$21.50
Shelby Cnty Judge of Probate, AL
03/11/2016 01:47:59 PM FILED/CERT

Purpose of this deed to be recorded is for ingress, egress and utilities.


TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their 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 the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd day of March, 2016.



Jennifer Wallace



Tracy Edwards



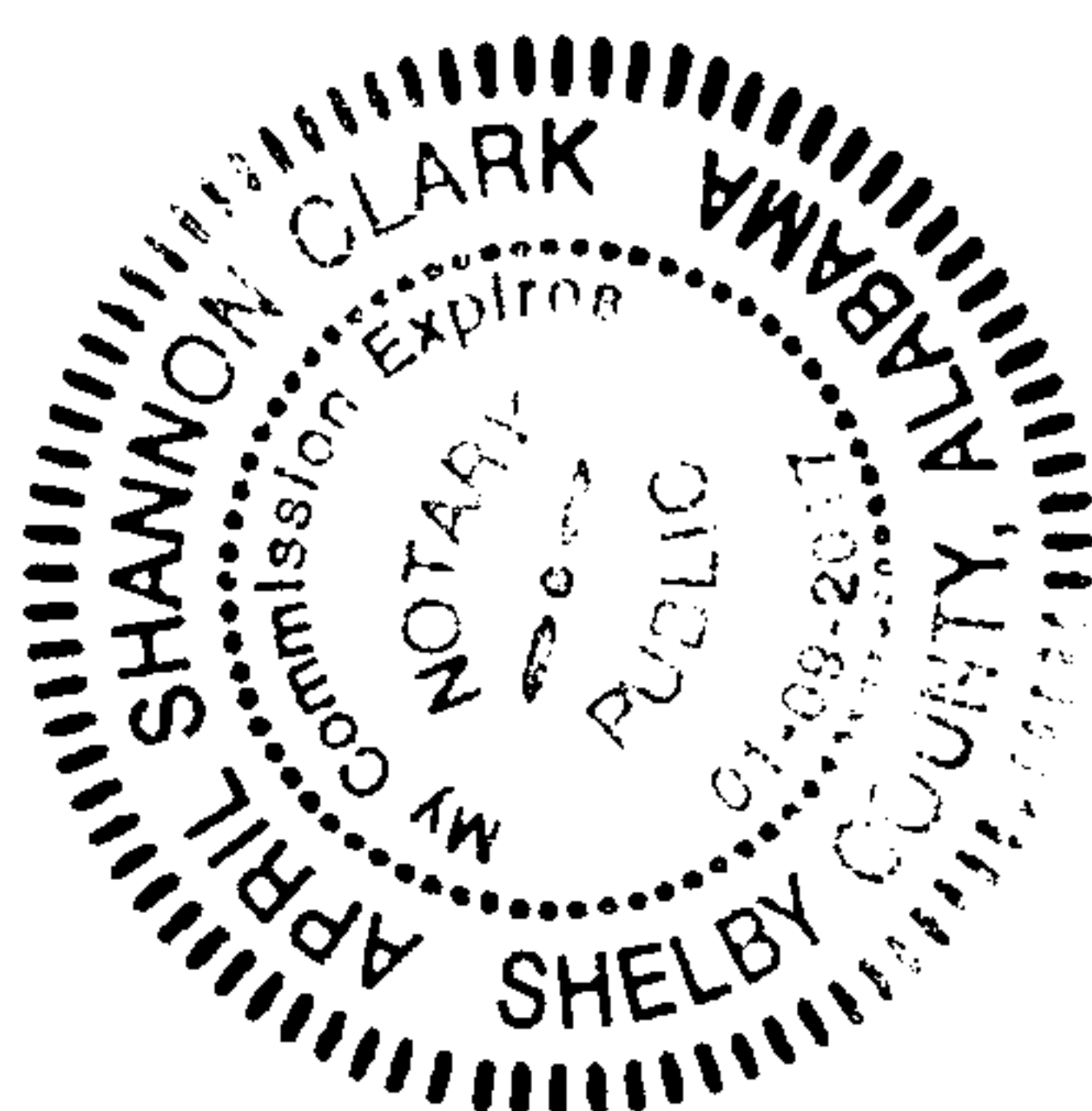
Leonard Edwards


Shelby County, AL 03/11/2016
State of Alabama
Deed Tax: \$ 50

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Jennifer Wallace, Tracy Edwards and Leonard Edwards** whose names are 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of March, 2016.





Notary Public
My Commission Expires: 1-9-2017

Exhibit "A" Legal Description

An easement for access and utilities located in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 32, Township 19 South, Range 2 East, being more particularly described as follows:

Commence at the NE corner of the South $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 32, Township 19 South, Range 2 East, thence run southerly along the east line of said $\frac{1}{4}$ section a distance of 287.18 feet to the point of beginning; thence continue along last said course a distance of 12 feet; thence turn a deflection angle right of $90^{\circ}00'00''$ and run westerly a distance of 41.71 feet more or less to a point on the easterly right of way line of Farmingdale Road; thence run northerly along said right of way line a distance of 12.12 feet more or less; thence run easterly a distance of 40.04 feet more or less to the point of beginning.



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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 Jennifer Wallace

Mailing Address Tracy Edwards
Leonard Edwards
14 Willowood Street

Grantee's Name Dewayne Brown

Mailing Address 1278 Farmingdale Road
Harpersville, AL 35078

Property Address Easement

Date of Sale 3-2-2016

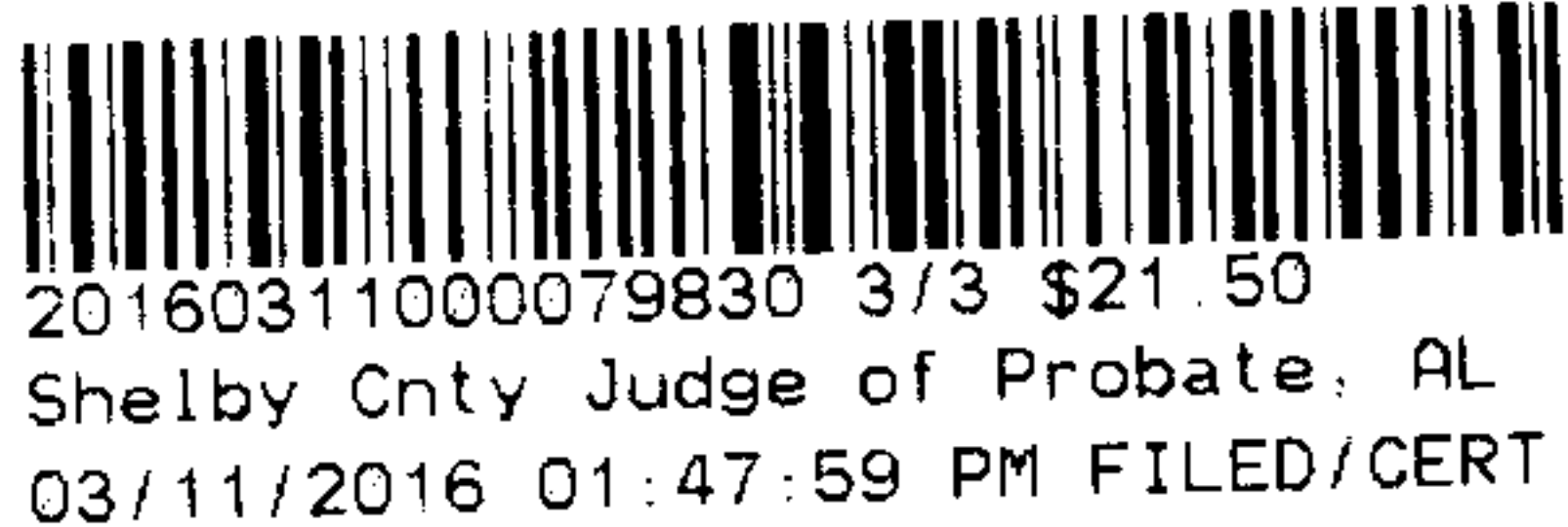
Total Purchase Price \$ _____

Or

Actual Value \$ _____

Or

Assessors Market Value \$ 500.00



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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other
☒ Easement Deed

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 3-2-16

Print Jennifer Wallace

☐ Unattested AC
(verified by)

Sign Jennifer Wallace
(Grantor/Grantee/Owner/Agent) circle one