


This instrument was prepared by:
John Martin Eades, Jr., Esq.
4201 Smokey Road, Suite 103
Calera, Alabama 35040
205 664 3860

SEND TAX NOTICE TO:
A.W. Clark & Janice O. Clark
33275 Juniper Road
Seminole, Alabama 36574


20160406000110870 1/4 \$54.50
Shelby Cnty Judge of Probate: AL
04/06/2016 09:24:26 AM FILED/CERT

Shelby County, AL 04/06/2016
State of Alabama
Deed Tax: \$31.50

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED DOLLARS (\$100.00) DOLLARS** and other good and valuable consideration, the sufficiency of which is hereby acknowledged, to the undersigned grantor(s) in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, he/she, **ANN TIBBS**, a single person, [hereinafter grantor(s)], do grant, bargain, sell and convey unto **A.W. Clark and Janice O. Clark**, husband and wife, (hereinafter grantees) in fee simple absolute, all of her right, title and interest in the following described real estate, situated in **SHELBY COUNTY, ALABAMA:**

LEGAL DESCRIPTION

See the attached Exhibit A.

The legal description for this property was obtained by that certain deed executed by Central State Bank, an Alabama Banking Corporation, and conveyed to Ann Tibbs and recorded in the Shelby County Probate Court as Instrument Number 20120328000105830 with recording date March 28, 2012.

No title examination was either requested or performed in the preparation of this deed.

No survey was either requested or performed in the preparation of this deed.

This conveyance does not constitute the homestead of the grantor.

SUBJECT TO:

Taxes for 2015 and subsequent years.

All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.

Permit to Alabama Power Company recorded in Deed Book 213, Page 115.

Right of way for Highway #264 and #44.

All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated January 13, 2011 and recorded on January 13, 2011, at 2:10 PM in Instrument No. 20110113000013110, in the Probate Office of Shelby County, Alabama under and in accordance with the laws of the State of Alabama or the United States of America.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, mortgages, liens, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said GRANTEE, their heirs and assigns, forever, and I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, and their heirs and assigns, that I/we am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and our heirs, executors and administrators shall warrant and defend the same to

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29 day of Jan, 2016.

Ann O Tibbs

Grantor



20160406000110870 2/4 \$54.50
Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ann O. Tibbs, whose name is 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 29th day of Jan., 2016.

Jean Marie Edgar

Notary Public

Commission Expires: 09/26/18

Jean Marie Edgar



Exhibit A



20160406000110870 3/4 \$54.50
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A parcel of land in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the SE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run North 01 degree 25 minutes 27 seconds West a distance of 138.72 feet along the East $\frac{1}{4}$ - $\frac{1}{4}$ line to the point of beginning; thence run South 89 degrees 54 minutes 30 seconds West a distance of 313.43 feet to a point on the East right of way of Shelby County Highway No. 264 (Thompson Road); thence run Northeast along said right of way the following courses; thence North 35 degrees 52 minutes 20 seconds east a distance of 53.85 feet; thence North 14 degrees 04 minutes 20 seconds East a distance of 200.00 feet; thence North 02 degrees 49 minutes 11 seconds East a distance of 50.99 feet; thence North 14 degrees 04 minutes 20 seconds East a distance of 150.00 feet; thence North 02 degrees 45 minutes 45 seconds East a distance of 50.99 feet; thence North 14 degrees 04 minutes 20 seconds East a distance of 250.00 feet; thence North 35 degrees 52 minutes 20 seconds East a distance of 53.85 feet; thence North 14 degrees 02 minutes 20 seconds East a distance of 59.00 feet; thence North 59 degrees 17 minutes 00 seconds East a distance of 74.00 feet; thence run South 01 degree 25 minutes 27 seconds East a distance of 865.93 feet along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section to the point of beginning; being situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name A.W. Tibbs
Mailing Address 2170 Rock Mountain Dr.
McCalla, AL 35111

Grantee's Name A.W. Clark
Mailing Address 33275 Tusiper Rd
Seminoe, AL 35574

Property Address _____

Thompson Rd
Alabaster, AL 35007

Date of Sale January 29, 2016
Total Purchase Price \$ _____

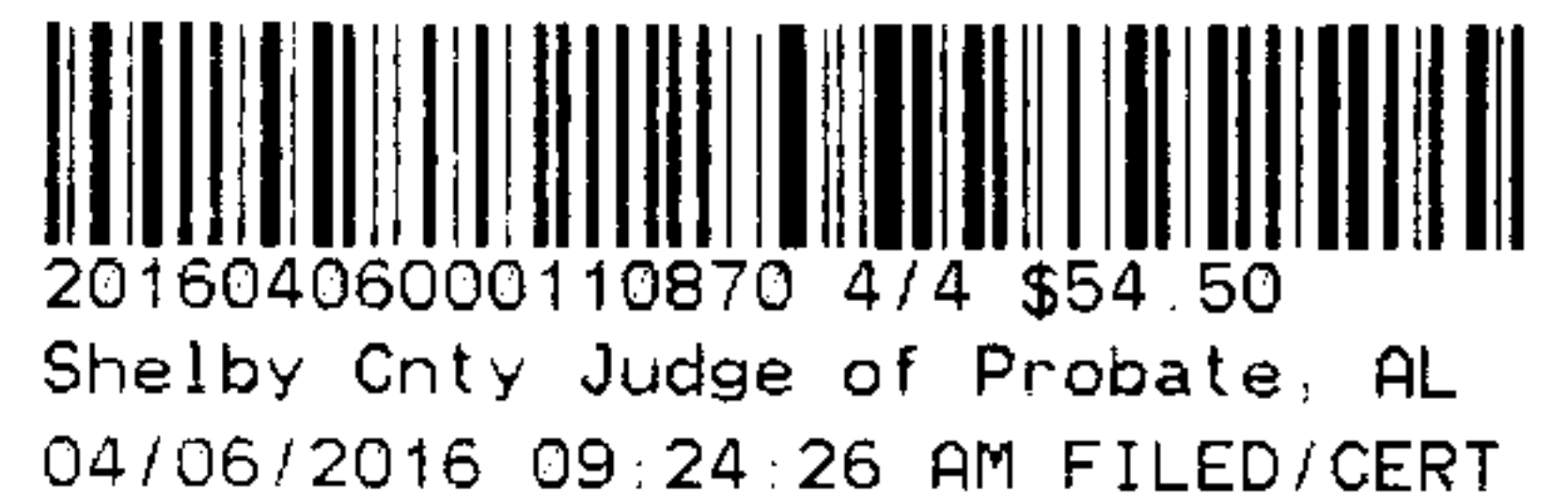
or
Actual Value \$ _____

or
Assessor's Market Value \$31,500

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 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 A.W. Clark

☒ Unattested Karen Mielson
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one