

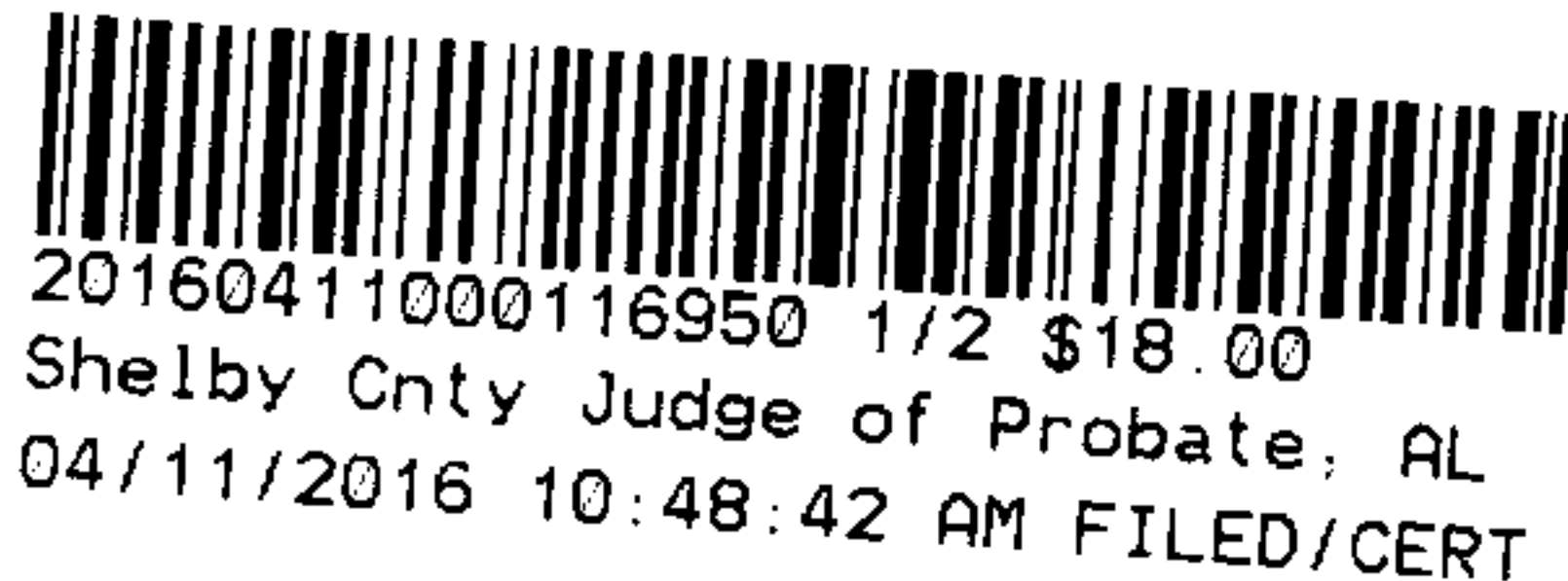
PREPARED WITHOUT TITLE EXAMINATION OR OPINION

SEND TAX NOTICE TO:
JAMES R. ALLEN, JR.

This instrument was prepared by:
A. LEE TUCKER
P.O. BOX 126
SUMITON, AL 35148

10937 Gallups Crossroad
Harpersville, AL 35078

WARRANTY DEED



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

THAT IN CONSIDERATION OF TEN THOUSAND AND NO/100 DOLLARS (\$10,000.00), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, TO THE UNDERSIGNED GRANTOR IN HAND PAID BY THE GRANTEE HEREIN, THE RECIEPT WHEREOF IS ACKNOWLEDGED, WE,

TOMMY DWIGHT ALLEN AND WIFE LINDA ALLEN,
OLA ALLEN HAVING PASSED ON 11-25-1985
(Herein referred to as GRANTORS) do grant, bargain, sell and convey unto

JAMES R. ALLEN JR.

(Herein referred to as GRANTEE), my undivided interest in the following described real estate situated in

SHELBY County, Alabama to wit:

COMMENCE AT THE POINT WHERE THE EAST BOUNDARY OF THE RIGHT OF WAY SHELBY COUNTY PAVED ROAD NO. 62 INTERSECTS THE NORTH BOUNDARY OF SE QUARTER OF SW QUARTER SECTION 20, TOWNSHIP 19, RANGE 2 EAST, AND RUN THENCE SOUTHERLY ALONG EAST BOUNDARY OF SAID RIGHT OF WAY 210 FT.; THENCE EASTERLY AND PARALLEL WITH THE NORTH BOUNDARY OF SAID QUARTER-QUARTER SECTION 210 FEET THENCE NORTHERLY AND PARALLEL WITH THE EAST BOUNDARY OF SAID RIGHT OF WAY 210 FT., MORE OR LESS TO NORTH BOUNDARY OF SAID QUARTER-QUARTER SECTION; THENCE WESTERLY ALONG NORTH BOUNDARY OF SAID QUARTER-QUARTER SECTION 210 FT, MORE OR LESS, TO THE POINT OF BEGINNING.

DESCRIPTION TAKEN FROM THAT CERTAIN DEED RECORDED IN THE OFFICE OF PROBATE OF SHELBY COUNTY BOOK 328 PAGE 977.

TO HAVE AND TO HOLD unto the said Grantee his heirs 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 it is 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, we have hereunto set our hands and seals this 10 day of April, 2016

A. Lee Tucker
WITNESS)

Tommy D Allen
TOMMY DWIGHT ALLEN

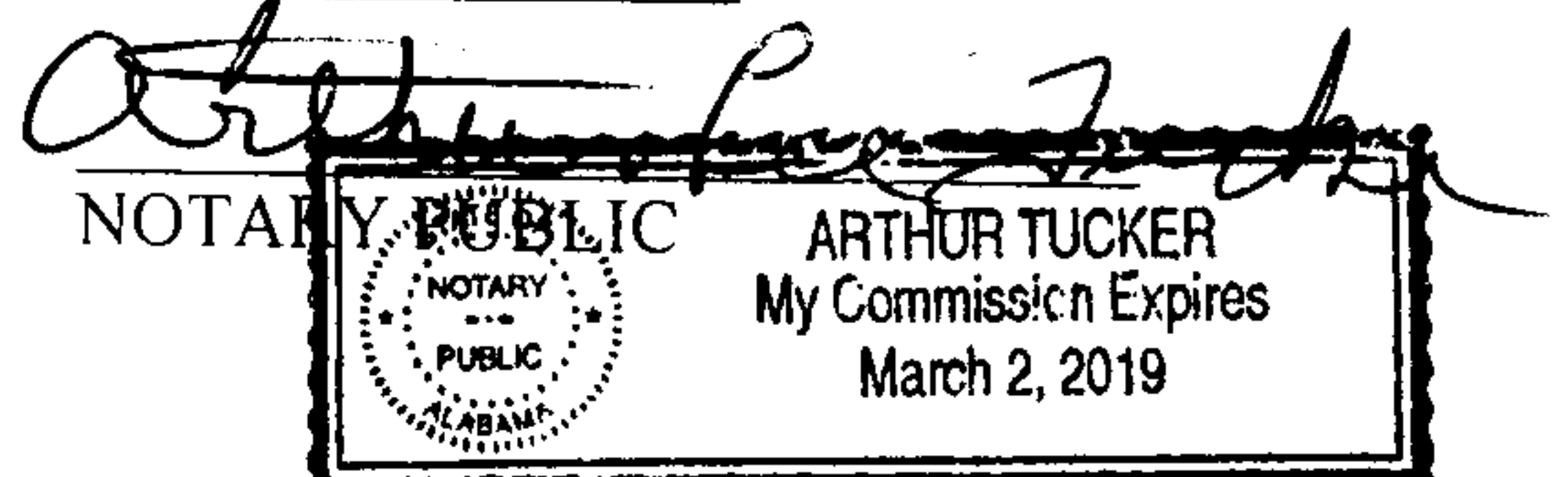
A. Lee Tucker
WITNESS)

Linda Allen
LINDA ALLEN

STATE OF ALABAMA)
Shelby COUNTY)

WE, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TOMMY DWIGHT ALLEN & LINDA ALLEN 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 date the same bears date.

Given under my hand and official seal this 10 day of April, 2016.



Real Estate Sales Validation Form *This Document must be*

filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Tommy Allen
Mailing Address Carr Hill Rd
Millerville AL

Grantee's Name James R. Allen Jr.
Mailing Address 10937 Gallups
Crossroad Haysville 35078

Property Address 10899 Gallups Crossroad
Haysville, AL 35078

Date of Sale 4-10-16

Total Purchase Price \$ 10,000

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 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 4-11-16

Print James R. Allen Jr.

Unattested _____

Sign [Signature]

