

This Instrument was Prepared by:

Send Tax Notice To: Brian K. Smith

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

697 Hwy 333
Columbiana, AL 35051

File No.: S-16-22828

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Six Thousand Dollars and No Cents (\$6,000.00)**, 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, **Deborah J. Culpepper, a Married woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Brian K. Smith**, (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

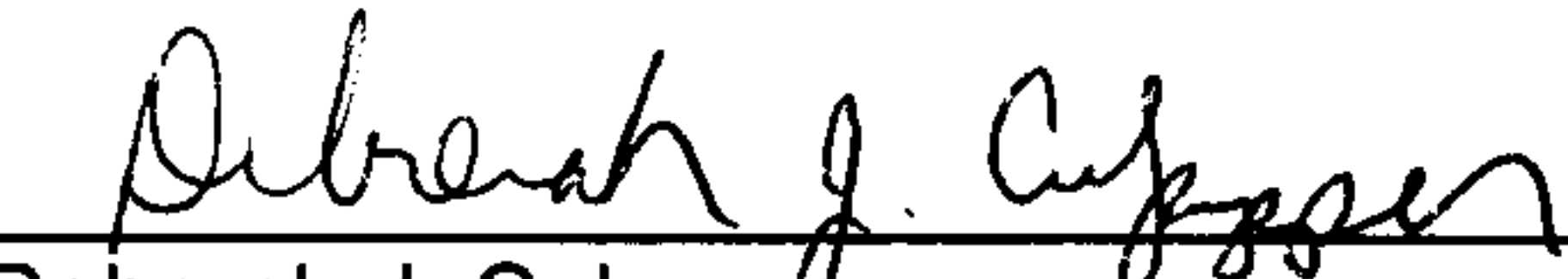
Property may be subject to 2016 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$16,000.00 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 May, 2016.


Deborah J. Culpepper


20160509000155700 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
05/09/2016 12:31:13 PM FILED/CERT

State of Alabama

County of Shelby

I, , a Notary Public in and for the said County in said State, hereby certify that Deborah J. Culpepper, 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 May, 2016.


Notary Public, State of Alabama

My Commission Expires: 10/4/2016

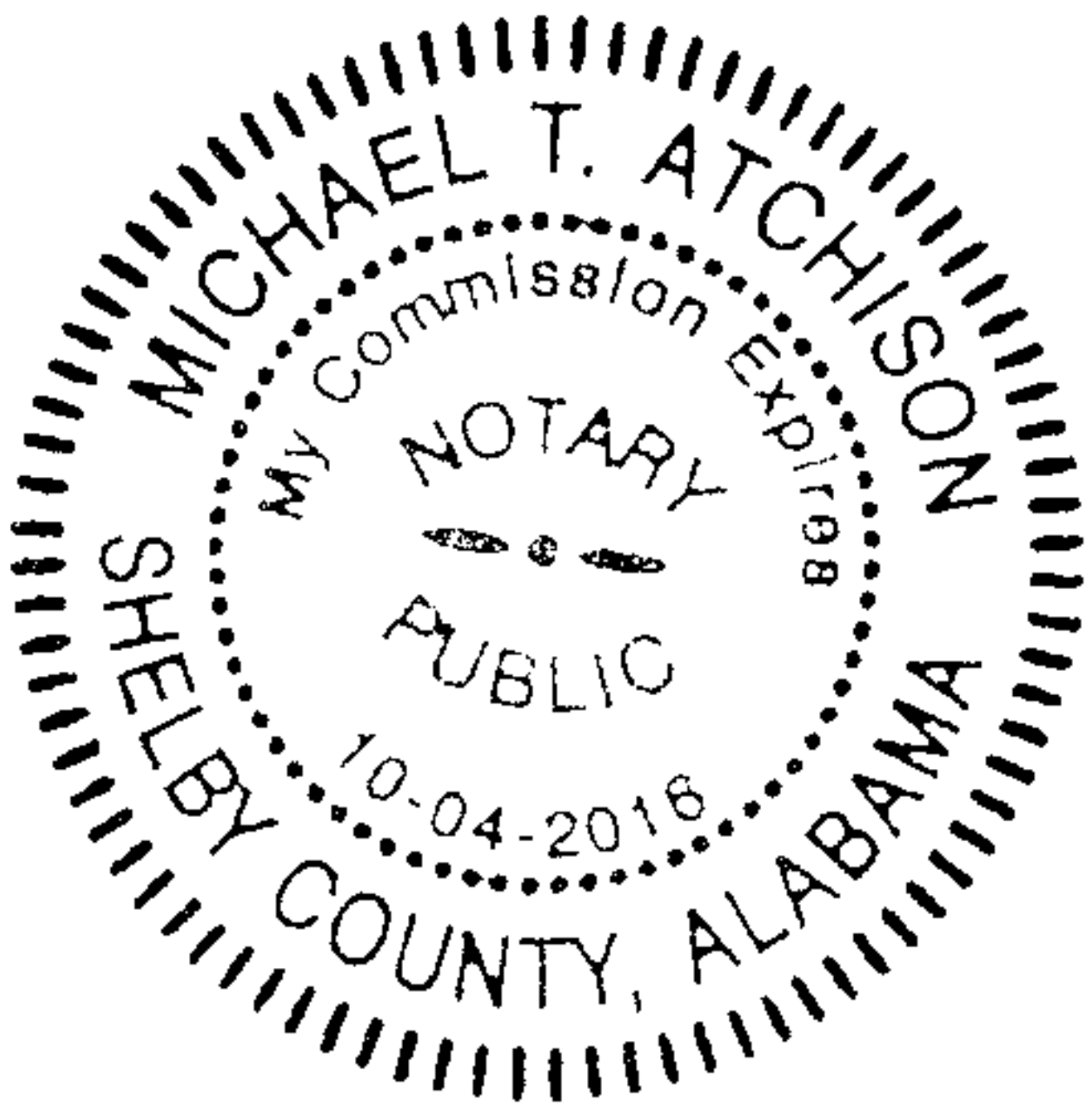
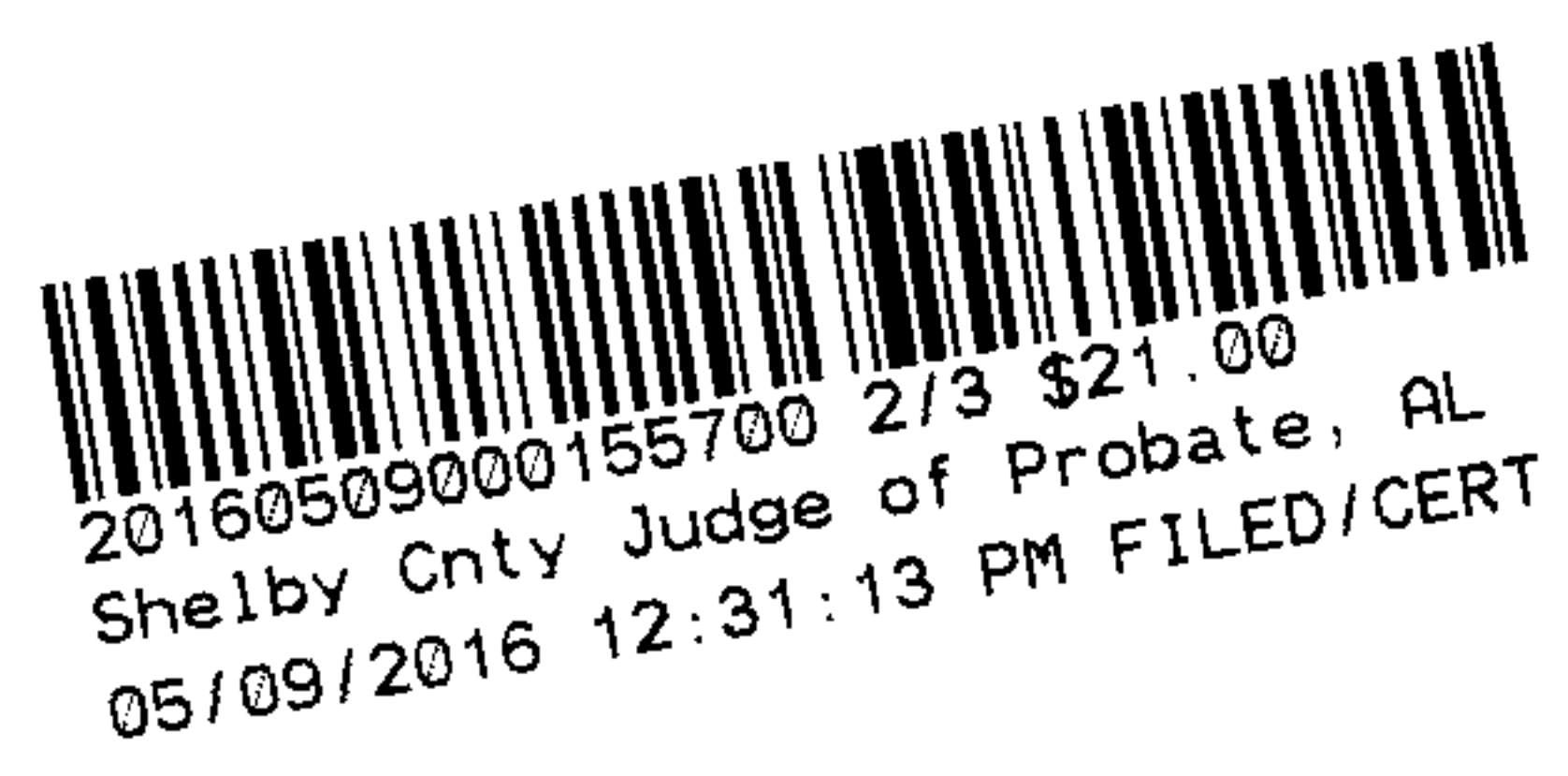


EXHIBIT "A"
LEGAL DESCRIPTION

A part of Lot 1, Weaver Farms, as recorded in the Office of the Judge of Probate in Shelby County, Alabama, as recorded in Map Book 13, Page 38, and being more particularly described as follows: Beginning at the NE corner of Lot 1 of Weaver Farms as recorded in the Office of the Judge of Probate in Shelby County, Alabama; thence run West along said North line of said Lot 1 a distance of 340.06 feet; thence turn an angle of 89 degrees 50 minutes 56 seconds left and run a distance of 701.02 feet; thence turn an angle of 125 degrees 17 minutes 52 seconds left and run a distance of 568.72 feet; thence turn an angle of 73 degrees 05 minutes 31 seconds left and run a distance of 393.9 feet to the point of beginning.

Together with all rights acquired by Weaver Land Company, Inc., by virtue of permit by and between Alabama Gas Corporation and Weaver Land Company, Inc., dated February 13, 1989, and recorded in Real Record 226, Page 469, in Probate Office.

Together with and subject to that certain easement agreement as recorded in Instrument #20110121000021650 and as recorded in Instrument #20110630000191230, in Probate Office.



Real Estate Sales Validation Form

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

Grantor's Name Deborah J. Culpepper
Mailing Address 19397 Hwy 47 lot 2
AL Shelby, AL 35143

Grantee's Name Brian K. Smith
Mailing Address 697 / Hwy 333
Columbiana, AL 35051

Property Address 0 Ronbar Road
Columbiana, AL 35051

Date of Sale May 05, 2016
Total Purchase Price \$6,000.00

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 May 04, 2016

Print Deborah J. Culpepper

Unattested

AL
(verified by)

Sign Deborah J. Culpepper
(Grantor/Grantee/Owner/Agent) circle one

