

20160511000160270 1/6 \$77.00
Shelby Cnty Judge of Probate, AL
05/11/2016 02:55:18 PM FILED/CERT

10,000

WARRANTY DEED

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notices to:

David Fulton Whitley
270 Glory Road
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection, and to further settle the estate of Ronald Clifford Whitley, Sr., to the undersigned grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **RONALD CLIFFORD WHITLEY, JR.**, a married man, of 514 Laurel Woods Trail, Helena, AL 35080; **DAVID FULTON WHITLEY**, a married man, of 270 Glory Road, Montevallo, AL 35115; **JUDY WHITLEY WALTERS**, a married woman, of 261 Ammersee Lake Drive, Montevallo, AL 35115; and **STEPHEN WAYNE WHITLEY**, a married man, of 1003 Windsor Parkway, Moody, AL 35004; grant, bargain, sell, and convey unto David Fulton Whitley, a married man, of 270 Glory Road, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel 2 according to a survey drawn by Rodney Shifflett, Ala PLS 21784, on 7 July 2000 and described thereon as:

Beginning at the NW corner of §9, Twp 22S, R3W, run thence S00°32'44"W 1353.77 feet; thence run N 87°20'44"E 573.02 feet; thence run S02°35'16"E 597.58 feet; thence run S86°12'55"E 371.39 feet to the Point of Beginning: Thence run N12°44'41"E 301.62 feet; thence run S86°33'25"E 100.56 feet; thence run S03°47'42"W 82.25 feet; thence run N86°00'18"E 181.75 feet; thence run S02°45'14"E 272.46 feet; thence run N86°12'55"W 355.21 feet tot he Point of Beginning. Containing ±1.87 acres.

Subject to easements of record, including those noted at instrument 1992:23670

and Real Book 254, page 269, and Deed Book 325, page 337 of the Probate Office of Shelby County Alabama.

The conveyed property forms the homestead of David Fulton Whitley. Each other grantor owns other property which does form homestead.

Source of title: Ronald Clifford Whitley, Sr acquired this property in 1992. He survived his wife, and died 23 December 1998 at Shelby Baptist Medical Center. His estate was probated in Case 38:039 of the Shelby County Probate Court.

The Shelby County Revenue Commissioner has evaluated the conveyed property at \$47,540 of which \$16,220 was for the land and the rest for improvements, as of May 2016.

To have and to hold to the said grantee, his heirs and assigns forever.

RONALD CLIFFORD WHITLEY, JR; DAVID FULTON WHITLEY; JUDY WHITLEY WALTERS; AND STEPHEN WAYNE WHITLEY, do for themselves and for their administrators, heirs, and successors covenant with the said grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their administrators, heirs, and successors 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, **RONALD CLIFFORD WHITLEY, JR; DAVID FULTON WHITLEY; JUDY WHITLEY WALTERS; AND STEPHEN WAYNE WHITLEY**, have set our hands and seals, this May 2016.



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Samuel A. Edwards

David Fulton Whitley (Seal)
DAVID FULTON WHITLEY

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **DAVID FULTON WHITLEY**, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this May 2016.

Kimberly H. Jones Expires 5/21/18
Notary public


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Witness:

Eddie Walker

Ronald Clifford Whitley, Jr. (Seal)
RONALD CLIFFORD WHITLEY, JR

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **RONALD CLIFFORD WHITLEY, JR**, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this May 2016.

Rumbly H. Jones Expires 5/21/18
Notary public



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Eddie Walters

Stephen Wayne Whitley (Seal)
STEPHEN WAYNE WHITLEY

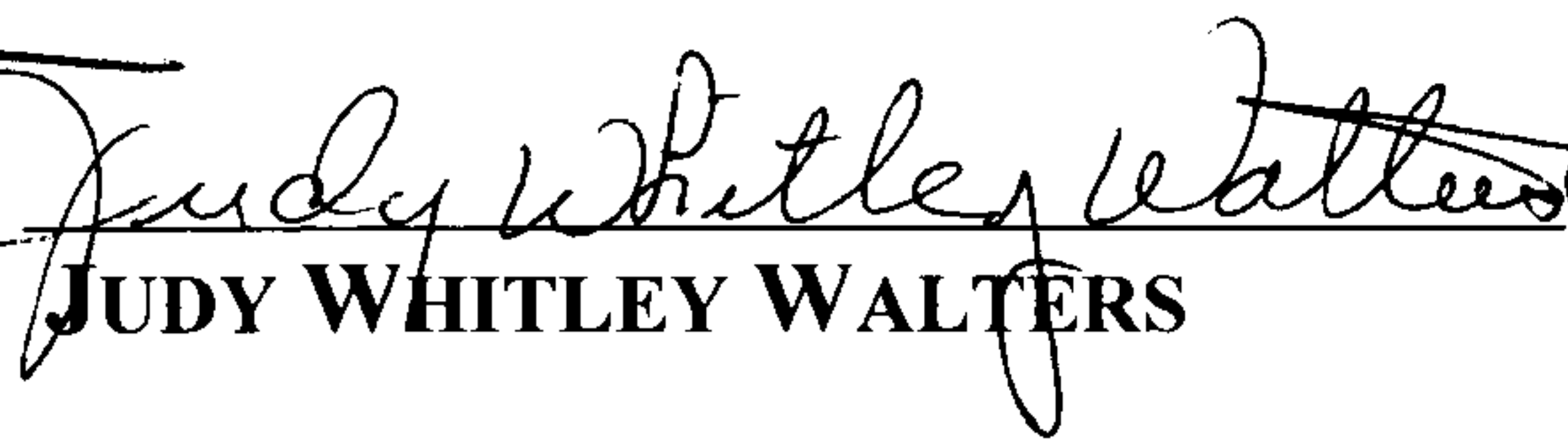
State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **STEPHEN WAYNE WHITLEY**, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this May 2016.

Kimberly M. Jones Expires: 5/21/18
Notary public

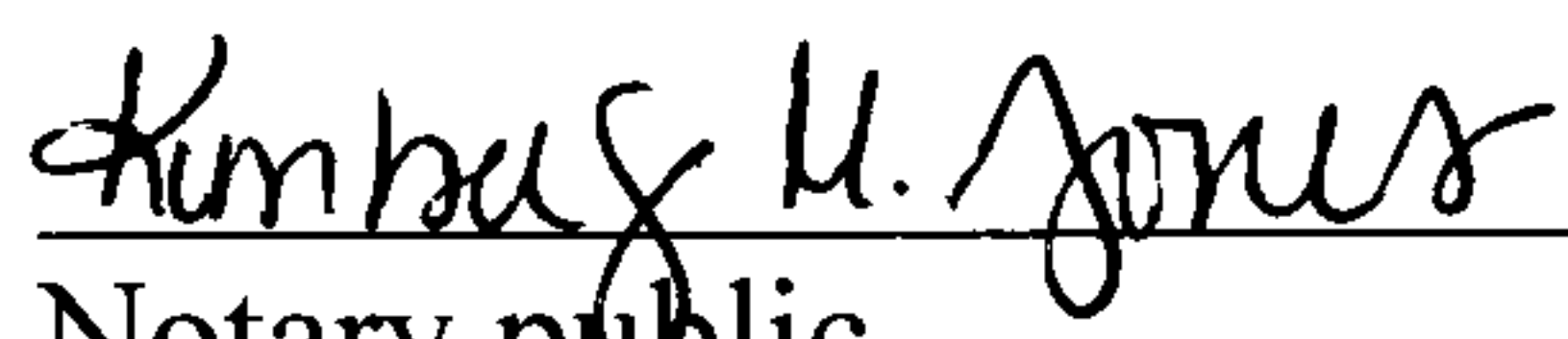

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 (Seal)
JUDY WHITLEY WALTERS

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **JUDY WHITLEY WALTERS**, whose name is signed to the foregoing conveyance, and who is (made) 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 May 2016.

 Expires: 5/21/18
Notary public


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