






EXHIBIT "A"

COMMENCE AT THE SOUTHEAST CORNER OF THE SW ¼ OF THE SW ¼ OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 4 WEST, AND GO NORTH 38 DEG. 51' 30" WEST FOR 393.46 FEET TO THE POINT OF BEGINNING; THENCE NORTH 40 DEG. 33' 30" WEST FOR 210.00 FEET TO THE SOUTHEASTERLY BOUNDARY OF HIGHWAY 93; THENCE SOUTH 55 DEG. 39' WEST ALONG SAID BOUNDARY FOR 210.00 FEET; THENCE SOUTH 40 DEG. 33' 30" EAST FOR 210.00 FEET; THENCE NORTH 55 DEG. 39' EAST FOR 210.00 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT ANY PORTION OF SUBJECT PROPERTY LYING WITHIN A ROAD RIGHT OF WAY.

TOGETHER WITH AN EASEMENT DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 4 WEST SHELBY COUNTY, ALABAMA AND GO NORTH 38 DEG. 51' 30" WEST FOR 393.46 FEET TO AN EXISTING IRON REBAR; THENCE NORTH 40 DEG. 33' 30" WEST FOR A DISTANCE OF 145 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 40 DEG. 33' 30" WEST FOR A DISTANCE OF 65.0 FEET TO AN EXISTING IRON REBAR SET BY LAURENCE D. WEYGAND AND BEING ON THE SOUTHEAST RIGHT OF WAY LINE OF HIGHWAY #93; THENCE RUN NORTH 55 DEG. 39' 00" EAST FOR A DISTANCE OF 30.0 FEET; THENCE RUN SOUTH 40 DEG. 33' 30" EAST FOR A DISTANCE OF 65.0 FEET; THENCE RUN SOUTH 55 DEG. 39' 00" WEST FOR A DISTANCE OF 30.0 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

  
20160519000171480 3/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
05/19/2016 12:58:09 PM FILED/CERT

**Real Estate Sales Validation Form**

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

Grantor's Name The Estate of Gene Ward Jr.,  
Mailing Address \_\_\_\_\_  
2560 Hwy 93  
Helena, Alabama 35080

Grantee's Name Wesley Brian Ward  
Mailing Address \_\_\_\_\_  
5682 Hwy 36

Property Address 2560 HWY 93  
Helena, Alabama 35080

Date of Sale 11/25/2015  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ 121,000.00  
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
- 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 5/16/16

Print Wesley Ward

\_\_\_\_\_  
Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

