

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Merrell Thomas Ponder


20160603000190830 1/3 \$72.50
Shelby Cnty Judge of Probate, AL
06/03/2016 10:42:03 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIFTY TWO THOUSAND SEVENTY DOLLARS and NO/00 (\$52,070.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Merrell A. Ponder, Jr., and Pamela K. Ponder, husband and wife** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Merrell Thomas Ponder** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

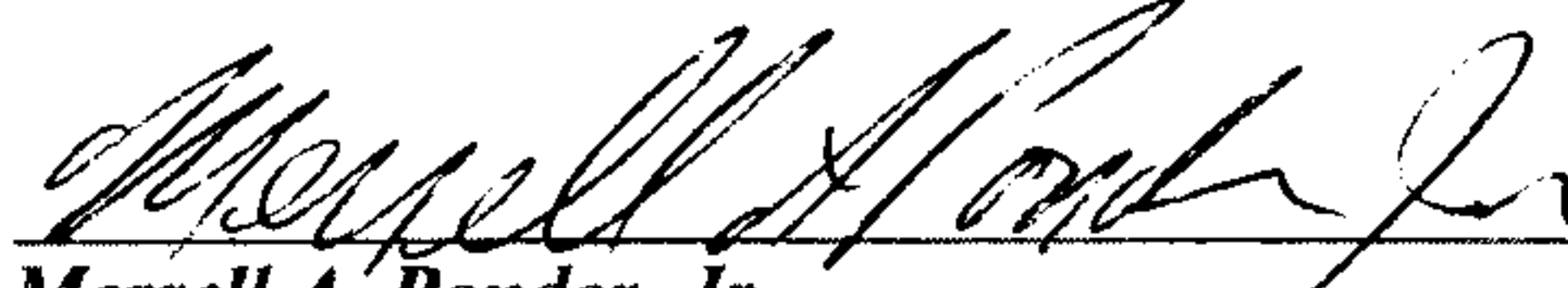
SUBJECT TO:

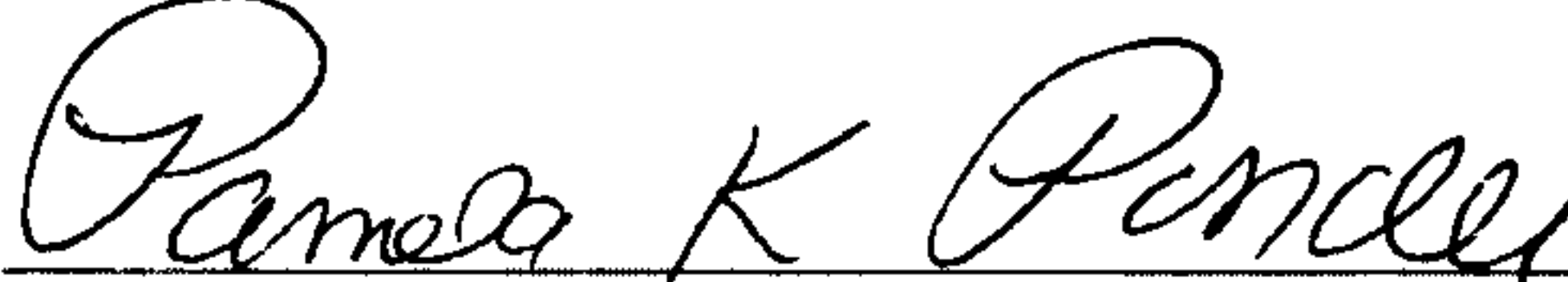
1. Ad valorem taxes due and payable October 1, 2016.
2. Easements, restrictions, rights of way, and permits of record.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of June, 2016.


Merrell A. Ponder, Jr.


Pamela K. Ponder

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Merrell A. Ponder, Jr. and Pamela K. Ponder**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of June, 2016.


Notary Public
My Commission Expires: _____

MY COMMISSION EXPIRES APRIL 9, 2017

Shelby County, AL 06/03/2016
State of Alabama
Deed Tax: \$52.50

Exhibit "A" Legal Description

Commence at the Southeast corner of the SW 1/4 of SE 1/4 of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama; thence run West along the South Section line 354.0 feet; thence turn right 89 degrees 30 minutes a distance of 20.0 feet to the North side of Butler Street and point of beginning; thence continue last course a distance of 190.0 feet; thence turn left 89 degrees 30 minutes a distance of 105.0 feet; thence turn left 90 degrees 30 minutes a distance of 190.0 feet to the North side of Butler Street; thence turn left 89 degrees 30 minutes and run along said street a distance of 105.0 feet to the point of beginning.
Situating in Shelby County, Alabama.

Commence at the Southeast corner of the SW 1/4 of the SE 1/4 of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama; thence run West along the South section line 354.0 feet; thence turn right 89 deg. 30 min. a distance of 20.0 feet to the North side of Butler Street and the POINT OF BEGINNING; thence continue last course a distance of 190.0 feet; thence turn right 170 deg. 02 min. 43 sec. a distance of 193.20 feet to the North side of Butler Street; thence turn right 100 deg. 27 min. 17 sec. a distance of 33.40 feet along Butler Street to the point of beginning. Containing 3,173 square feet.

According to survey and plat of Amos Cory, P.L.S., dated April 11, 1996.



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100.00

Real Estate Sales Validation Form

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

Grantor's Name Merrell A. Ponder, Jr. Grantee's Name Merrell Thomas Ponder
Mailing Address Pamela K. Ponder Mailing Address _____
212 Pine Hill Dr
Columbiana, AL 35051

Property Address _____ Date of Sale _____
21623400204000 Total Purchase Price \$ _____
216234002041000 Or
Actual Value \$ _____
Or
Assessors Market Value \$ 52,070.00

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
tax value

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date June 1, 2016

____ Unattested MSI
(verified by)

Print Merrell A. Ponder, Jr.

Sign Merrell A. Ponder, Jr.
(Grantor/Grantee/Owner/Agent) circle one

