

This Instrument was Prepared by:

Send Tax Notice To: Arter J. Blackburn, III
Michele L. Blackburn

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

553 Rolling Hills Drive
Chelsea, AL 35043

File No.: MV-16-22894

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Sixty Five Thousand Three Hundred Fifteen Dollars and No Cents (\$65,315.00)**, 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, **Estate of Kathryn F. Brown, Probate Case # PR 2010-000464, Shelby County, Alabama**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **William S. Jones, Jr.**, (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 2015 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

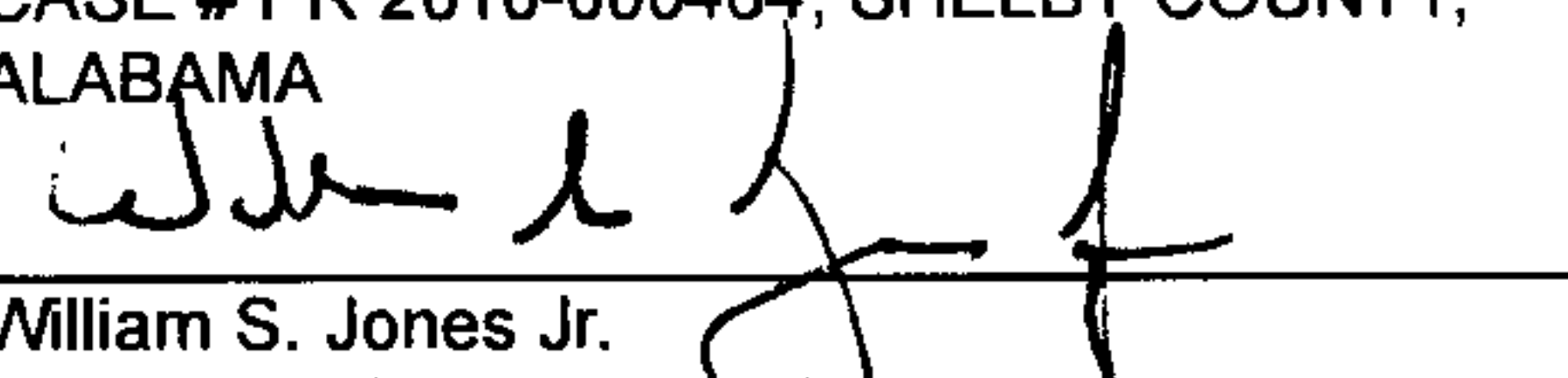
\$ 0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

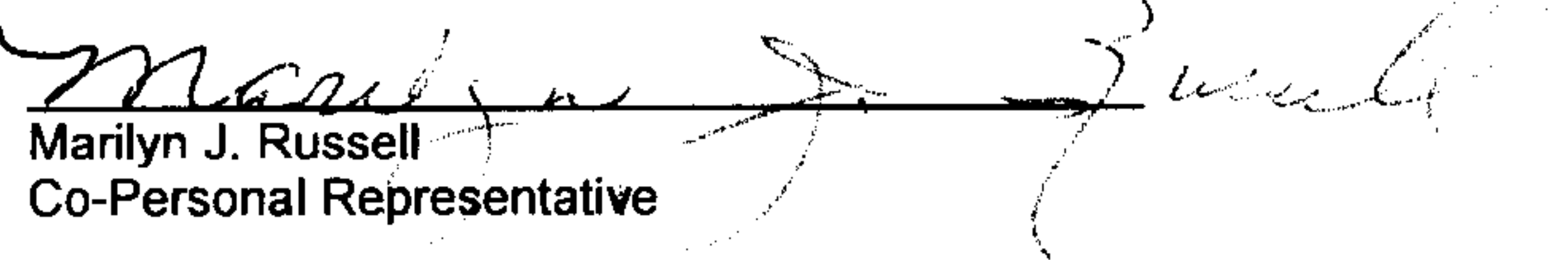
TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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 27th day of May, 2016.

ESTATE OF KATHRYN F. BROWN, PROBATE
CASE # PR 2010-000464, SHELBY COUNTY,
ALABAMA


William S. Jones Jr.
Co-Personal Representative


Marilyn J. Russell
Co-Personal Representative


20160603000192410 1/3 \$85.50
Shelby Cnty Judge of Probate, AL
06/03/2016 03:01:19 PM FILED/CERT

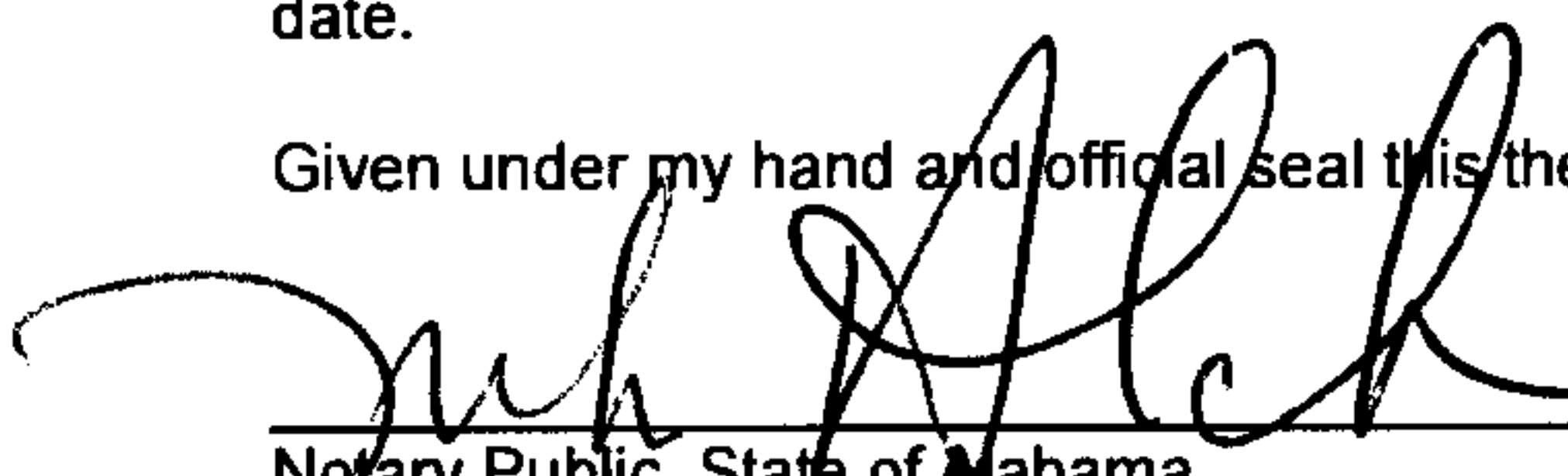
Shelby County, AL 06/03/2016
State of Alabama
Deed Tax: \$65.50

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that William S. Jones, Jr. and Marilyn J. Russell as Co-Personal Representatives of The Estate of Kathryn F. Brown, Probate Case # PR 2010-000464, Shelby County, Alabama, 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 27th day of May, 2016.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: 10-4-16

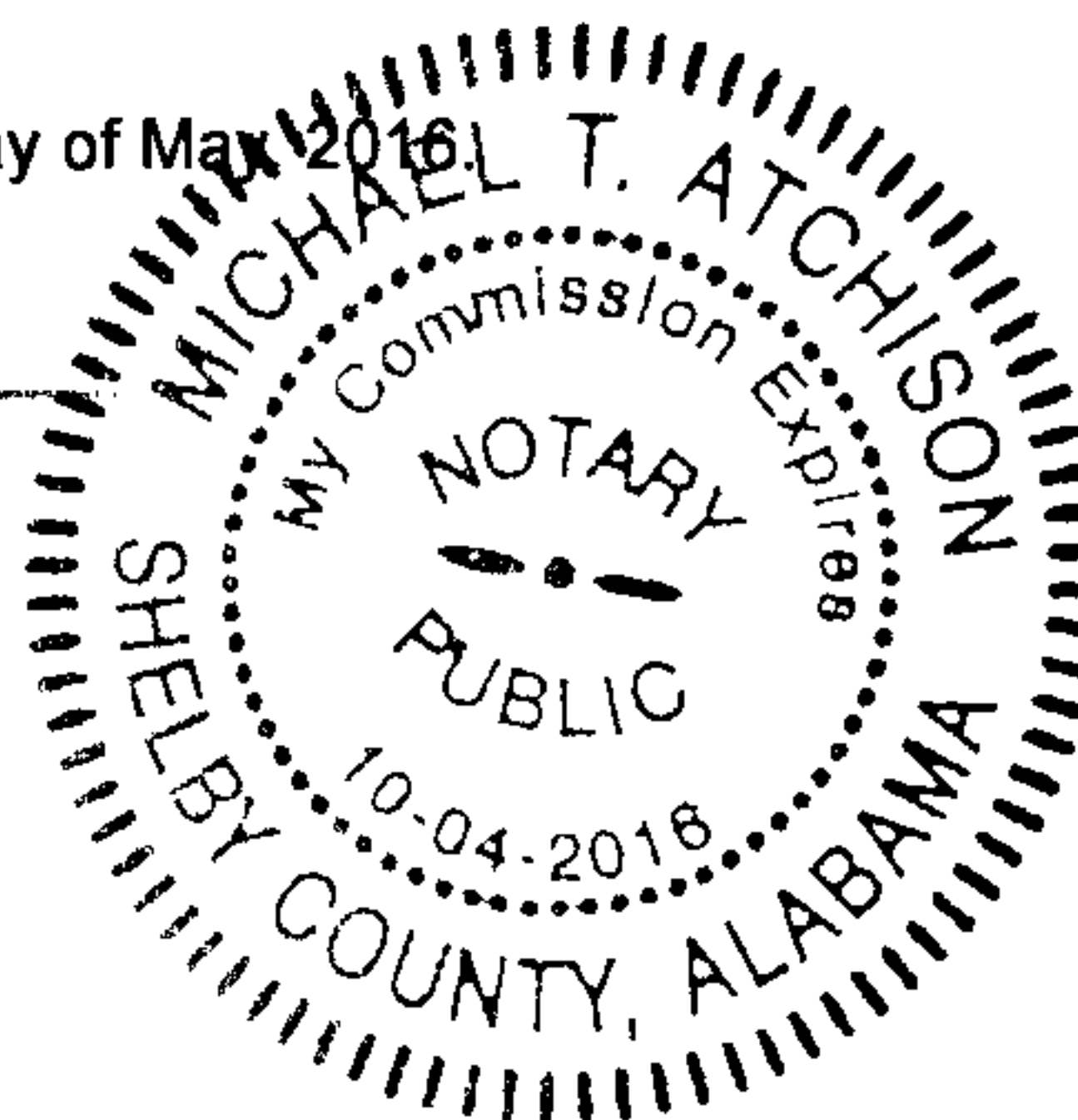
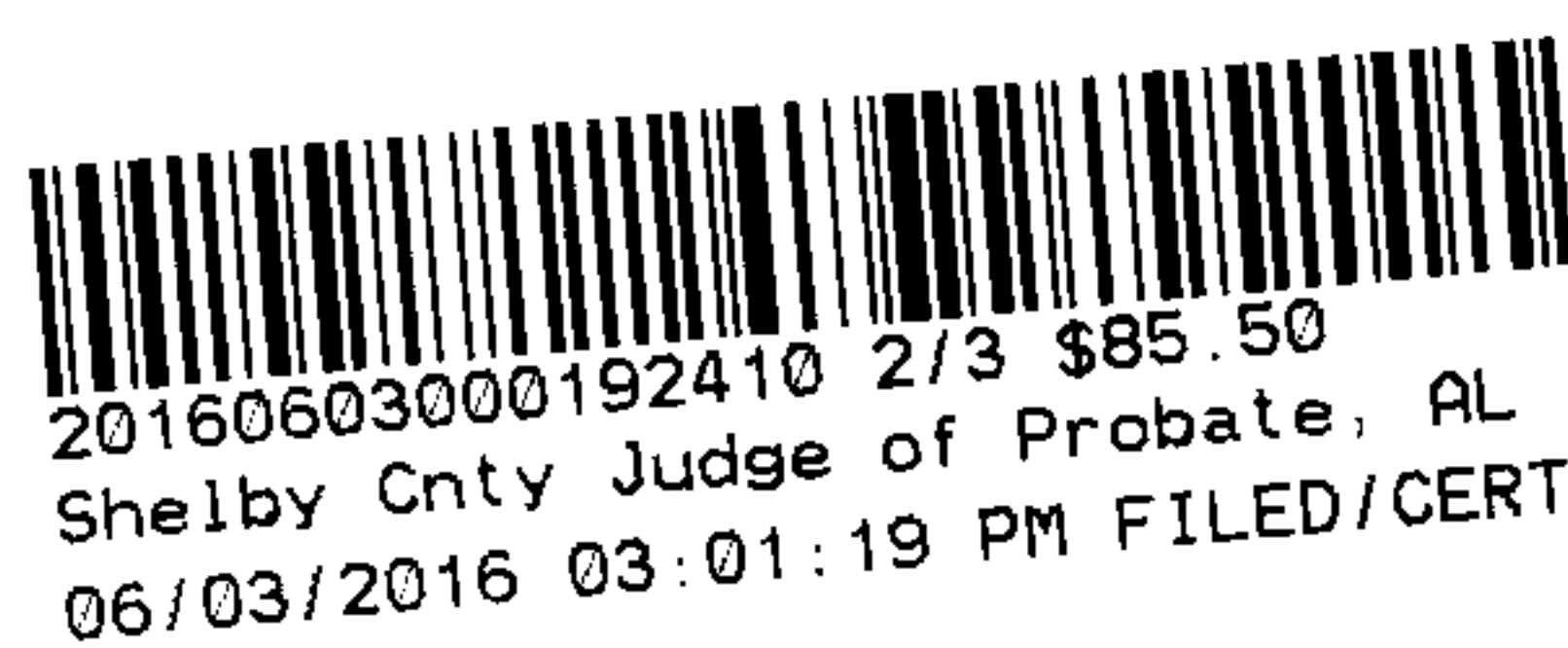


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at a half inch pipe in place accepted as the Northwest corner of Section 8, Township 20 South, Range 2 East, Shelby County, Alabama, said point also being the point of beginning of the following described property; thence proceed North 89 degrees 55 minutes 12 seconds East along the North boundary of the northwest one-fourth for a distance of 1,280.40 feet to a 1/2" capped rebar in place located on the West right of way of Dead Hollow Road; thence proceed South 0 degrees 06 minutes 17 seconds East along the West boundary of said road for a distance of 1,310.19 feet to a set 1/2" capped rebar; thence proceed South 89 degrees 31 minutes 01 second West along the South boundary of the Northwest one-fourth of the Northwest one-fourth for a distance of 1,282.84 feet to a railroad rail in place accepted as the Southwest corner of Northwest one-fourth of the Northwest one-fourth; thence proceed North along the West boundary of Section 8 for a distance of 1,319.22 feet to the point of beginning. Situated in Shelby County, Alabama.

According to the survey of James M. Ray, Ala. Reg. No. 18383, dated May 3, 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	<u>Estate of Kathryn F. Brown</u>	Grantee's Name	<u>William S. Jones</u>
Mailing Address	<u>Probate case PR-2010-000464</u> <u>225 Cliff Overlook</u> <u>Atlanta, GA 30350</u>	Mailing Address	<u>225 Cliff Overlook</u> <u>Atlanta, GA 30350</u>
Property Address	<u>Acreage 8-20-2E</u> <u>Harpersville, AL 35078</u>	Date of Sale	<u>5-27-16</u>
		Total Purchase Price	_____
		or	_____
		Actual Value	_____
		or	_____
		Assessor's Market Value	<u>65,315.00</u>

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 <u>Tax Value</u>
☐ 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 5-27-16

Print Mike T. Atchison

Unattested

AL
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one


20160603000192410 3/3 \$85.50
Shelby Cnty Judge of Probate, AL
06/03/2016 03:01:19 PM FILED/CERT

Form RT-1