

THIS INSTRUMENT WAS PREPARED BY:  
M. Wayne Wheeler, P.C.  
2230 Third Avenue North  
Birmingham, Alabama 35203

SEND TAX NOTICE TO:  
Arthur W. Agee  
16795 Highway 25  
Columbiana, AL 35051

DEED

STATE OF ALABAMA     )  
  )     **KNOW ALL MEN BY THESE PRESENTS**  
SHELBY COUNTY     )

That in consideration of One Dollar (\$1.00) and pursuant to that Final Decree of Divorce entered in Shelby County, being styled; **Criscelia Tanniehill Agee v. Arthur Wilson Agee**, Case No. DR 2014 900556 (GFR), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, Criscelia Tanniehill Agee, a single woman, Grantor, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Arthur Wilson ~~Agee~~ <sup>Agree</sup>, a single man, (Grantee) (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Legal description attached as Exhibit "A" (Being designated Parcel Three)

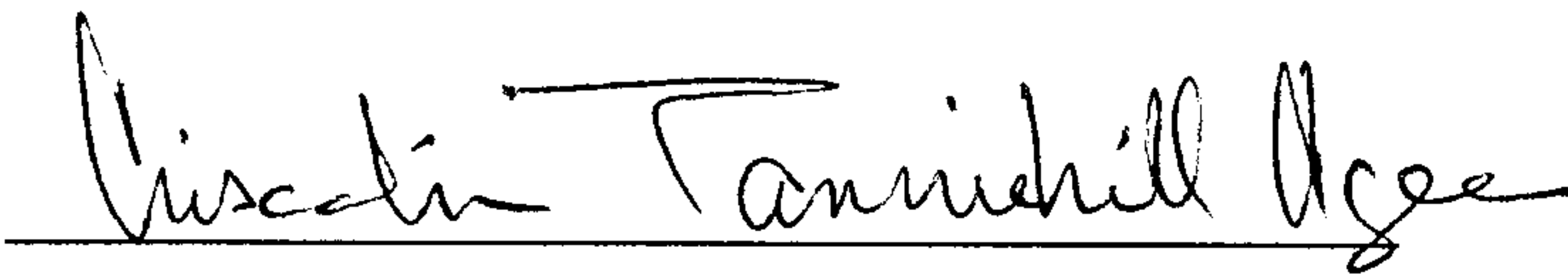
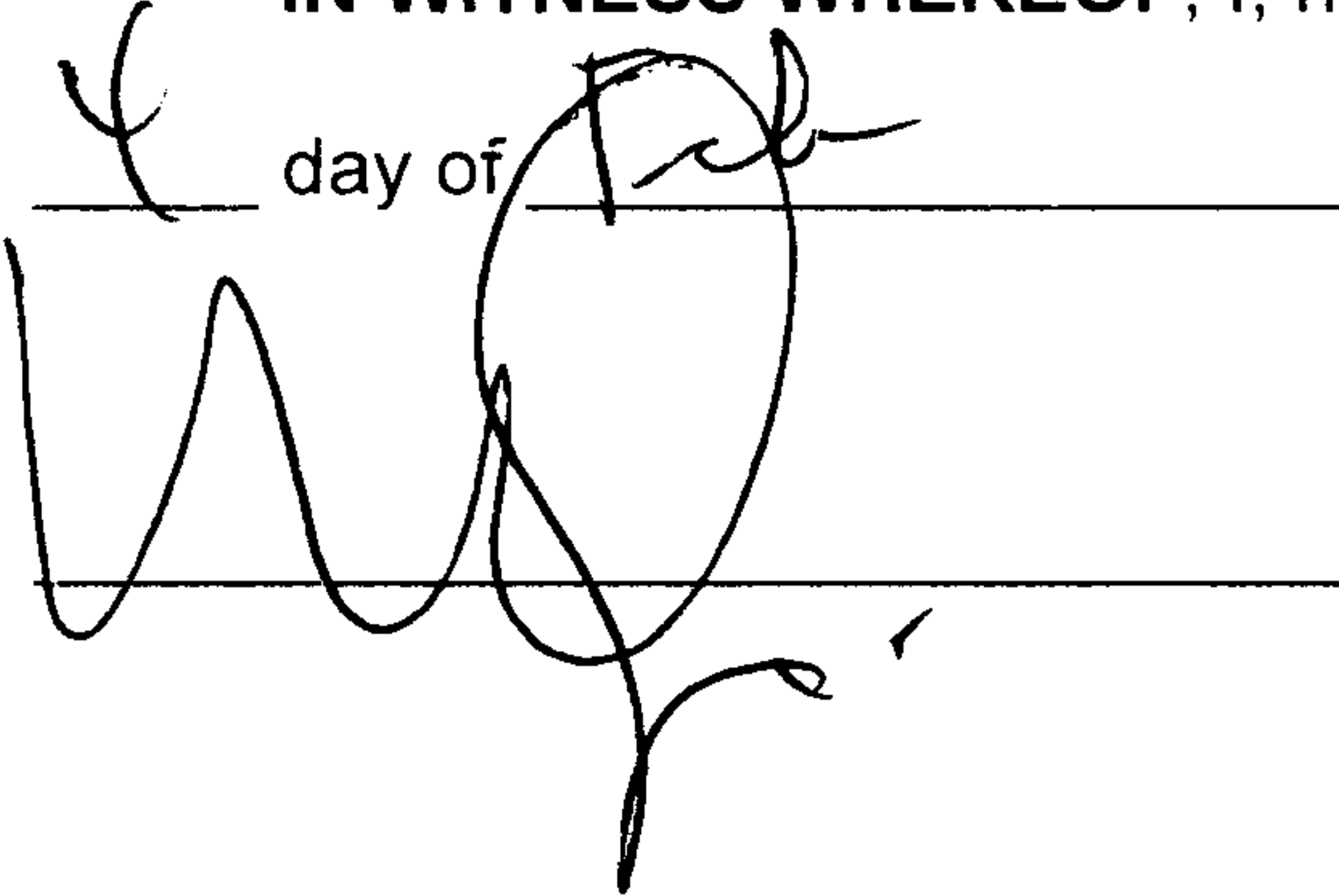
**Subject to easements, restrictions and encumbrances of record.**

**Title not examined at the request of the partes.**

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

And (I) do, for (myself) and for my heirs, executors and administrators, covenant with said Grantee, his heirs and assigns, that said grantor conveys any such right, title, and interest that she may own and without any warranties of title, (express, implied, or otherwise.)

**IN WITNESS WHEREOF**, I, have hereunto set my hand(s) and seal(s) this the 4 day of Feb, 2016.



Criscelia Tanniehill Agee, Grantor

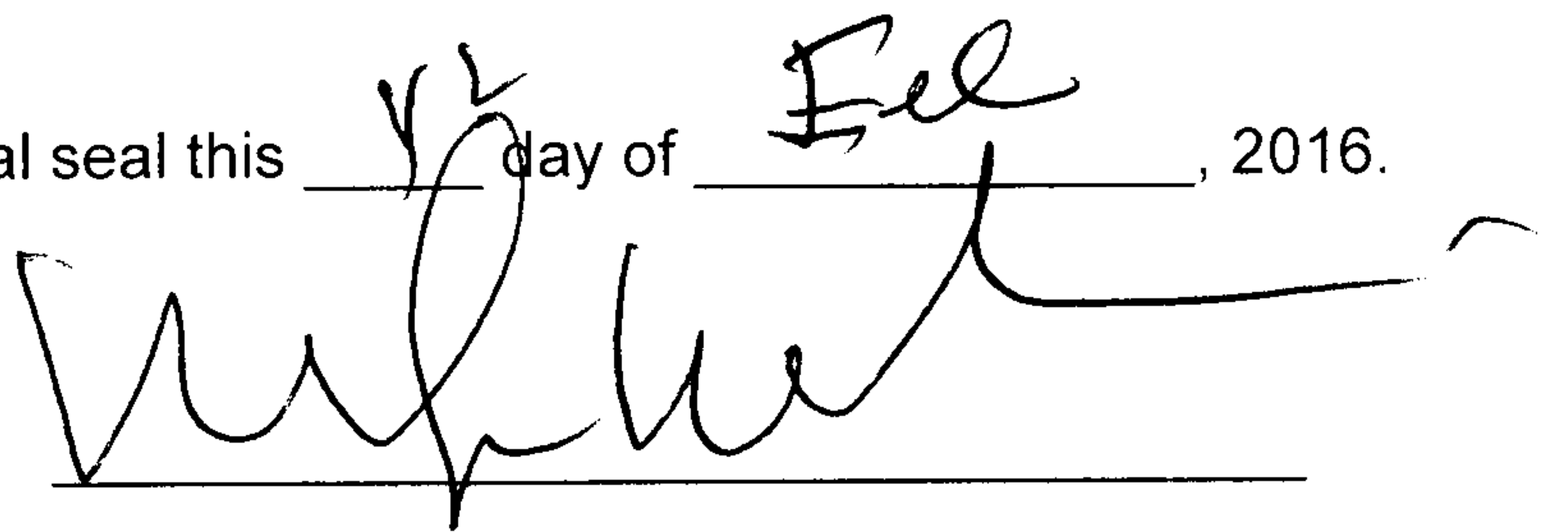
STATE OF ALABAMA     )

)

SHELBY COUNTY         )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Criscelia Tanniehill Agee**, Name of Grantors whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me 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 12 day of Feb, 2016.



Notary Public

SEAL



  
20160613000203110 2/4 \$169.00  
Shelby Cnty Judge of Probate, AL  
06/13/2016 11:56:50 AM FILED/CERT

EXHIBIT "A"

From the Northeast corner of the Northwest  $\frac{1}{4}$  of the Section 5, Township 22 South, Range 1 West, Shelby County, Alabama, proceed South  $65^{\circ}11'$  West 209.35 feet; thence turn  $20^{\circ}18'$  left and proceed South  $44^{\circ}53'$  West a distance of 2543.85 feet to a point on the Northwest right of way boundary of Alabama Highway #25 and the point of beginning of herein described parcel of land; thence continue South  $44^{\circ}53'$  West along said R/W line a distance of 250.0 feet; thence turn an angle of  $90^{\circ}00'$  right and run Northwesterly a distance of 509.24 feet; thence turn an angle of  $90^{\circ}27'40''$  right and proceed Northeasterly a distance of 535.95 feet; thence turn an angle of  $79^{\circ}30'30''$  right and proceed Southeasterly a distance of 138.21 feet; thence turn an angle of  $54^{\circ}39'49''$  right and proceed Southerly a distance of 386.51 feet; thence turn an angle of  $22^{\circ}19'59''$  left and proceed Southeasterly a distance of 101.36 feet to the point of beginning.

The above described property is located in the West  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 5, Township 22 South, Range 1 West, Shelby County, Alabama.

  
20160613000203110 3/4 \$169.00  
Shelby Cnty Judge of Probate, AL  
06/13/2016 11:56:50 AM FILED/CERT



Real Estate Sales Validation Questionnaire **DEED TWO**

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

Grantor's Name Criscelia Tanniehill Agee  
Mailing Address: % 2525 Chandawood Lane  
Pelham, AL 35124

Grantee's Name Arthur Wilson Agee  
Mailing Address: 16795 Highway 25  
Columbiana, AL 35051

Property Address: Located in the West 1/2 of the  
the NW 1/4 of Section 5, TS 22 S, Range 1 West  
Shelby County, Alabama. or

Date of Sale NA

Total Purchase Price\$

Current Assessor's MV\$ 291,050 1/2 145,525

Documentary Evidence provided:

\_\_\_\_\_ Closing Statement

\_\_\_\_\_ Bill of Sale

\_\_\_\_\_ Sells Contract

X Other

**DIVORCE DECREE ORDER**

Affidavit of Exception

Mark the appropriate situation upon which an exception is based.

When transfer of title to real estate or affidavit of equitable interest in real estate is made:

☐ Transfer of mortgage on real or personal property within this state upon which the mortgage tax has been paid.

☐ Deeds or instruments executed for a nominal consideration for the purpose of perfecting the title to real estate.

☐ Re-recording of corrected mortgage, deed, or instrument executed for the purpose of perfecting the title to real estate or personal property, specifically, but not limited to, corrections of maturity dates thereof, and deeds and other instruments or conveyances, executed prior to October 1, 1923.

☐ Instrument conveying only leasehold easement, or licenses or the recordation of copies of instruments evidencing original transfers of title to land by the United States or the State of Alabama.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date June 16, 2016

Print Arthur W. Agee, Jr.  
Sign Arthur W. Agee, Jr.  
(Owner/Agent) circle one

