

151

Shelby

20160623000217290 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
06/23/2016 09:43:18 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, AL 35216

Send tax notice to:
Tracy H. Wilson
1140 Mimosa Road
Leeds, AL 35094

WARRANTY DEED

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STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

Source of Title Deed Book 2011, page 56770.

That in consideration of Ten and 00/100 (\$10.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, I, Tracy L. New nka Tracy H. Wilson, and Edward J. Wilson, wife and husband (herein referred to as grantors) do grant, bargain, sell and convey unto Tracy H. Wilson, a married woman (herein referred to as GRANTEE) the following described real estate situated in ~~JEFFERSON~~ Shelby County, Alabama to-wit:

See Exhibit A attached hereto and incorporated herein for legal description.

The purpose of this deed is to vest title in the preferred name of the grantor. Tracy L. New is one and the same person as Tracy H. Wilson

Subject to all rights of way, easements, covenants, mineral and mining rights, and restrictions of record.
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his (her) 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 GRANTEE, his (her) 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 May 31, 2016

_____(SEAL)

Tracy L. New nka Tracy H. Wilson (SEAL)
Tracy L. New nka Tracy H. Wilson

_____(SEAL)

Edward J. Wilson (SEAL)
Edward J. Wilson

AB
shelby

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tracy L. New nka Tracy H. Wilson, and Edward J. Wilson, wife and husband, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.
Given under my hand and official seal on May 31, 2016

My commission expires:

JAN 17 2018

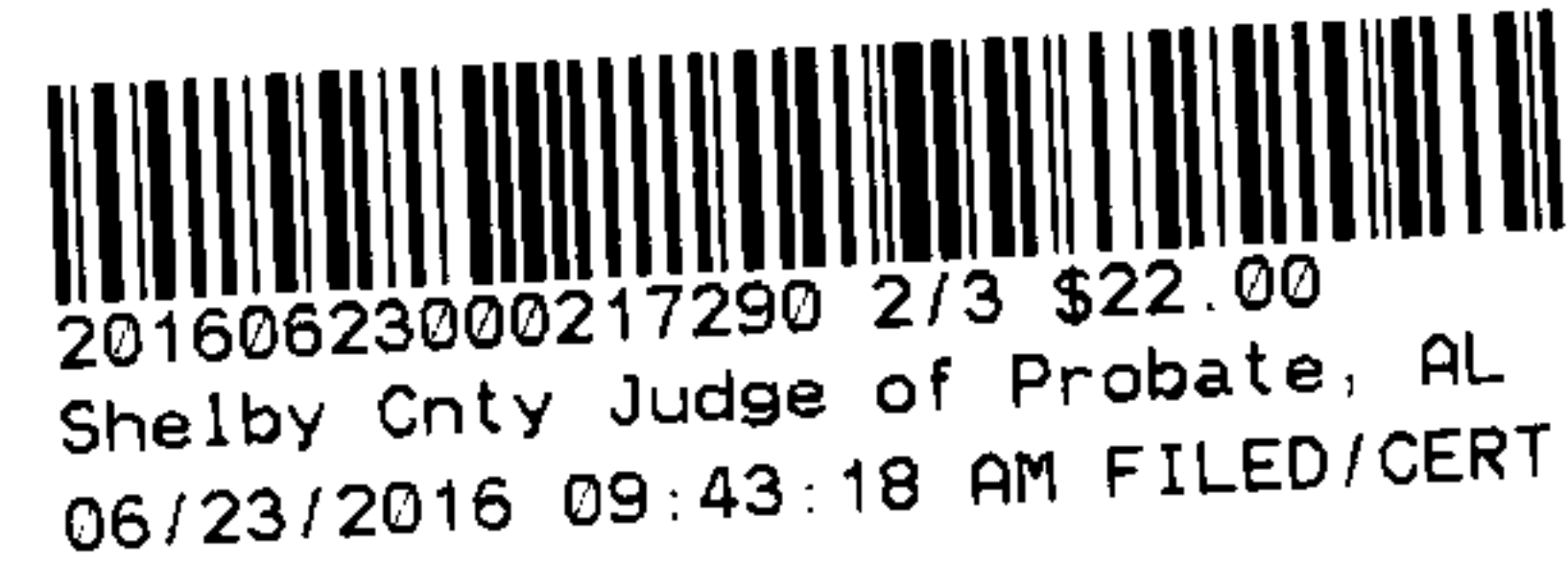
Julie Coxier
NOTARY PUBLIC



Old Republic National Title Insurance Company

Commitment

Exhibit A



Agent's File Reference: 2016-151

A Parcel of land in the South 1/2 of the N.E. 1/4 of Section 33, Township 17 South, Range 1 East, Shelby County, Alabama: Described as follows; Commence at an iron pin, locally accepted to be the Northeast corner of the S.E. 1/4 of the N.E. 1/4 of said Section 33, Thence run North 89 deg. 26 min. 30 sec. West **along** the North 1/4 - 1/4 line a distance of 162.57 feet to an iron pin on the southerly right-of-way of Shelby Co Hwy. 101, **Thence** run South 60 deg. 10 min. 40 sec. West a distance of 51.88 feet along said right of way to a concrete monument **at the** point of a clockwise curve having a Delta angle of 13 deg. 04 min. 25 sec., a Radius of 1950.48 feet, and a Tangent **of** 223.50 feet, (Chord distance of 444.09 feet and chord bearing South 66 deg. 42 min. 52 sec. West), Thence run **along** the Arc of said right-of-way curve a distance of 445.05 feet to the point of beginning; Thence run South 16 deg. 48 **min.** 19 sec. East a distance of 287.22 feet to the center of a creek, Thence run South 77 deg. 05 min. 48 sec. West a **distance** of 105.05 feet along said creek, Thence run North 63 deg. 08 min. 28 sec. West a distance of 27.79 feet along **said** creek, Thence run North 16 deg. 48 min. 19 sec. West a distance of 265.01 feet to a point on the South right-of-way **of** said highway; said point being on a counter-clockwise curve having a Delta angle of 03 deg. 40 min. 19 sec. a Radius **of** 1950.48 feet, and a Tangent of 62.52 feet, (Chord Distance of 124.98 feet and chord bearing of North 75 deg. 05 min. **15** sec. East), Thence run along the arc of said curve a distance of 125.00 feet to the point of beginning. Also known as **Tract 5**.

Real Estate Sales Validation Form

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

Grantor's Name Tracy L. New nka Tracy H. Wilson
Mailing Address + Edward J. Wilson
1140 Mimosa Rd
Leeds, AL 35094

Grantee's Name Tracy H. Wilson
Mailing Address 1140 Mimosa Rd
Leeds, AL 35094

Property Address 1140 Mimosa Road
Leeds, AL 35094

Date of Sale 5-31-16
Total Purchase Price \$

or
Actual Value \$ 2

or
Assessor's Market Value \$ 140,800 - 140,720 = 100^w

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 Purpose of Deed to vest title in the preferred name of grantor.

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 5/31/16

Print Tracy H. Wilson

Unattested

Sign

Tracy H. Wilson

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1