

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:
Larry Storey
174 Cotton Lane
Vincent AL 35178

WARRANTY DEED



20160708000238310 1/3 \$30.50
Shelby Cnty Judge of Probate, AL
07/08/2016 01:52:14 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **NINE THOUSAND FIVE HUNDRED DOLLARS and NO/00 (\$9,500.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Earline McConico, a single woman and Ronald McConico, a married man (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Larry Storey and Nitha Storey (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 8th day of July, 2016.

BY EARLINE McCONICO
RONALD McCONICO

Earline McConico
By: Ronald McConico
As: Attorney in Fact

Attorney In Fact.

Ronald McConico
Ronald McConico

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Earline McConico by Ronald McConico as Attorney In Fact and Ronald McConico**, whose names are 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, they executed the same voluntarily on the day the same bears date.

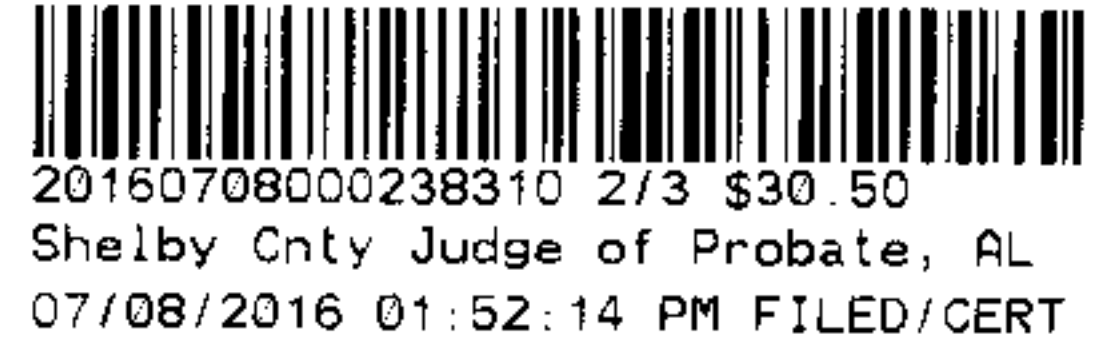
Given under my hand and official seal this 8th day of July, 2016.

April Clark
Notary Public
My Commission Expires: 1-9-2017



Shelby County, AL 07/08/2016
State of Alabama
Deed Tax: \$9.50

EXHIBIT A—LEGAL DESCRIPTION



Commence at the NW Corner of Section 33, Township 18 South, Range 2 East, Shelby County, Alabama; thence S00°16'39"E, a distance of 647.50'; thence N84°58'06"E, a distance of 1163.52'; thence N65°15'34"W, a distance of 65.59' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 114.07'; thence N24°24'31"E, a distance of 210.21'; thence S65°35'29"E, a distance of 250.91' to the Northwestern R.O.W. line of McConico Road, 60' R.O.W., and the beginning of a non-tangent curve to the right, having a radius of 115.00, a central angle of 29°46'19", and subtended by a chord which bears S48°49'32"W, and a chord distance of 59.09'; thence along the arc of said curve and said R.O.W. line, a distance of 59.76'; thence S63°42'41"W, a distance of 69.65' to the beginning of a curve to the left, having a radius of 530.00, a central angle of 09°28'33", and subtended by a chord which bears S58°58'25"W, and a chord distance of 87.55'; thence along the arc of said curve and said R.O.W. line, a distance of 87.65'; thence S54°14'08"W and along said R.O.W. line, a distance of 20.71' to the beginning of a curve to the right, having a radius of 170.00, a central angle of 05°14'07", and subtended by a chord which bears S56°51'12"W, and a chord distance of 15.53; thence along the arc of said curve and said R.O.W. line, a distance of 15.53' to the POINT OF BEGINNING.

Said Parcel containing 0.90 acres, more or less.

NOTE:

This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.

Real Estate Sales Validation Form



20160708000238310 3/3 \$30.50
Shelby Cnty Judge of Probate, AL
07/08/2016 01:52:14 PM FILED/CERT

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

Grantor's Name Ronald McConico
Mailing Address 2757 Co Rd 67
Selma AL 36701

Grantee's Name Larry Storey
Mailing Address 174 Cotton Lane
Vincent, AL 35178

Property Address 101 McConico Rd

Date of Sale 7-8-16
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessors Market Value \$ 9,500.00

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 _____

____ Unattested _____
(verified by)

Print Nitha Storey
Sign Nitha Storey
(Grantor/Grantee/Owner/Agent) circle one