

THIS INSTRUMENT PREPARED BY:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

SENT TAX NOTICE TO:
Paige Martinez
66 Dickenson Lane
Pelham, AL 35124

WARRANTY DEED

20160721000256490 1/3 \$40.50
Shelby Cnty Judge of Probate, AL
07/21/2016 03:49:08 PM FILED/CERT

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

That in consideration of TEN AND NO/100-----DOLLARS (\$10.00), to the undersigned grantor, BILL SHANAHAN, a married man, (herein referred to as GRANTOR), in hand paid by PAIGE MARTINEZ (herein referred to as GRANTEE), the receipt of which is hereby acknowledged, the said BILL SHANAHAN, does by these presents, grant, bargain, sell and convey unto the said PAIGE MARTINEZ, all of the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to taxes for 2016 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the homestead of the grantor or his spouse.

TO HAVE AND TO HOLD, To the said Grantee, its successors 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 21st day of July, 2016.

Bill Shanahan
Bill Shanahan

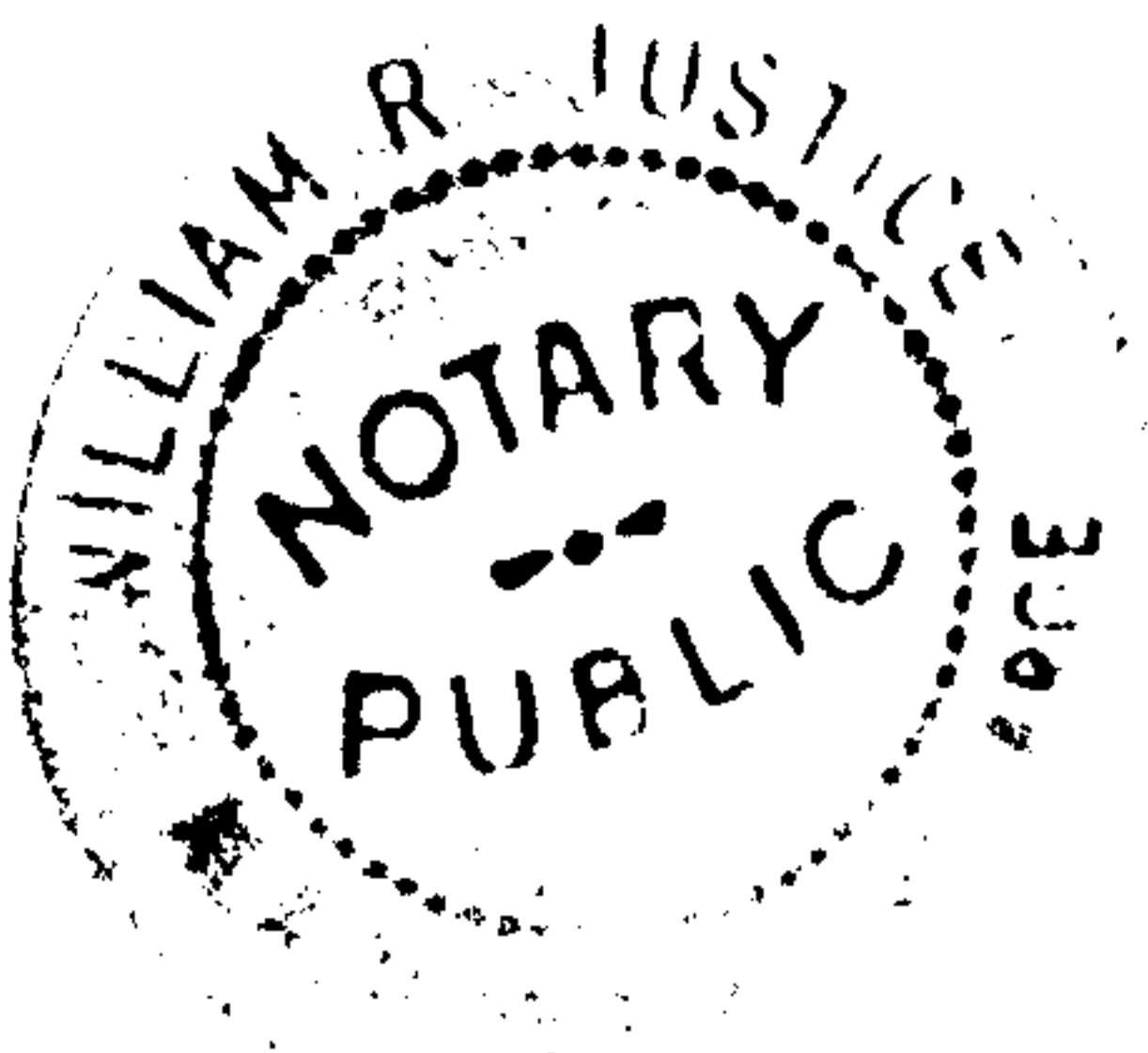
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Bill Shanahan, who 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 21st day of July, 2016.


Notary Public

My Commission Expires: 9/11/19



Shelby County, AL 07/21/2016
State of Alabama
Deed Tax: \$19.50

EXHIBIT "A"
LEGAL DESCRIPTION


20160721000256490 2/3 \$40.50
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Subject Parcel "A"

A parcel of land situated in the S.W. 1/4 of the N.W. 1/4 of Section 15, Township 20 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the S.W. Corner of the S.W. 1/4 of the N.W. 1/4 of Section 15, Township 20 South, Range 2 West. thence run North along the West line of said 1/4-1/4 a distance of 430.80' (Old Deed & Plat 373.0') to the south line of Bill Shanahan property as described in Instrument # 2014031100068130; thence continue along last described course and along said west line a distance of 290.62 feet; thence turn right an angle of 90 deg. 17 min. 03 seconds a distance of 272.83 to the Point of Beginning of the property herein described; thence left 117 deg. 10 min. 05 seconds a distance of 141.93 feet to a point of curve to the left having a radius of 308.00 feet, an arc length of 91.13 feet, a delta angle of 16 deg. 57 min. 51 seconds. Said arc subtended by a chord length of 90.80 feet. thence turn left 08 deg. 28 min. 35 seconds and run along the chord to the end of said curve; thence turn left 08 deg. 28 min. 35 seconds a distance of 93.79 feet; thence turn right 134 deg. 10 min. 17 seconds a distance of 40.20 feet to the southern right-of-way line of Dickerson Road; thence turn right 18 deg. 11 min. 28 seconds a distance of 232.76 feet; thence turn left 11 deg. 19 min. 44 seconds a distance of 174.15 feet to the point of intersection of the southern right-of-way line of Dickerson Road and the southwestern line of Dickerson Lane; thence turn right 39 deg. 42 min. 55 seconds a distance of 216.03 feet the northern line of Bill Shanahan property as described in Instrument # 20050209000065950; thence turn right 151 deg. 26 min. 19 seconds a distance of 138.29 feet; thence turn left 63 deg. 19 min. 34 seconds a distance of 31.62 feet; thence turn right 55 deg. 46 min. 39 seconds a distance of 182.21 feet to the northern right-of-way line of Dickerson lane; said point being a point on a curve concaved to the northwest, having a radius of 194.54 feet, a delta angle of 22 degrees 53 minutes 42 seconds, an arc distance of 76.54 feet; thence turn right 37 deg. 39 min. 04 seconds and run along the chord a distance of 76.03 feet; thence turn right 103 deg. 47 min. 25 seconds and leaving said right-of-way line a distance of 323.84 feet to the point of beginning. Said parcel of land contains 2.38 acres more or less.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

(Seller)

Grantor's Name Bill Shanahan
Mailing Address 66 Dickenson Lane
Pelham, AL 35124

(Buyer)

Grantee's Name Paige Martinez
Mailing Address 66 Dickenson Lane
Pelham, AL 35124

Property Address: 66 Dickenson Lane
Pelham, AL 35124
Shelby County, Alabama

Date of Sale 7-21-16

Total Purchase Price \$ _____

or

Actual Value \$ _____


or

Assessor's Market Value \$ 19,361.00 (2.38 ac.)

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 Assessor


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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 7-21-16

x Sign Bill Shanahan
(Grantor/Grantee/Owner/Agent) circle one

Print BILL SHANAHAN

☐ Unattested

(Verified by)