

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:
Frances Shaw
8565 Highway 155
Montevallo AL 35115

WARRANTY DEED

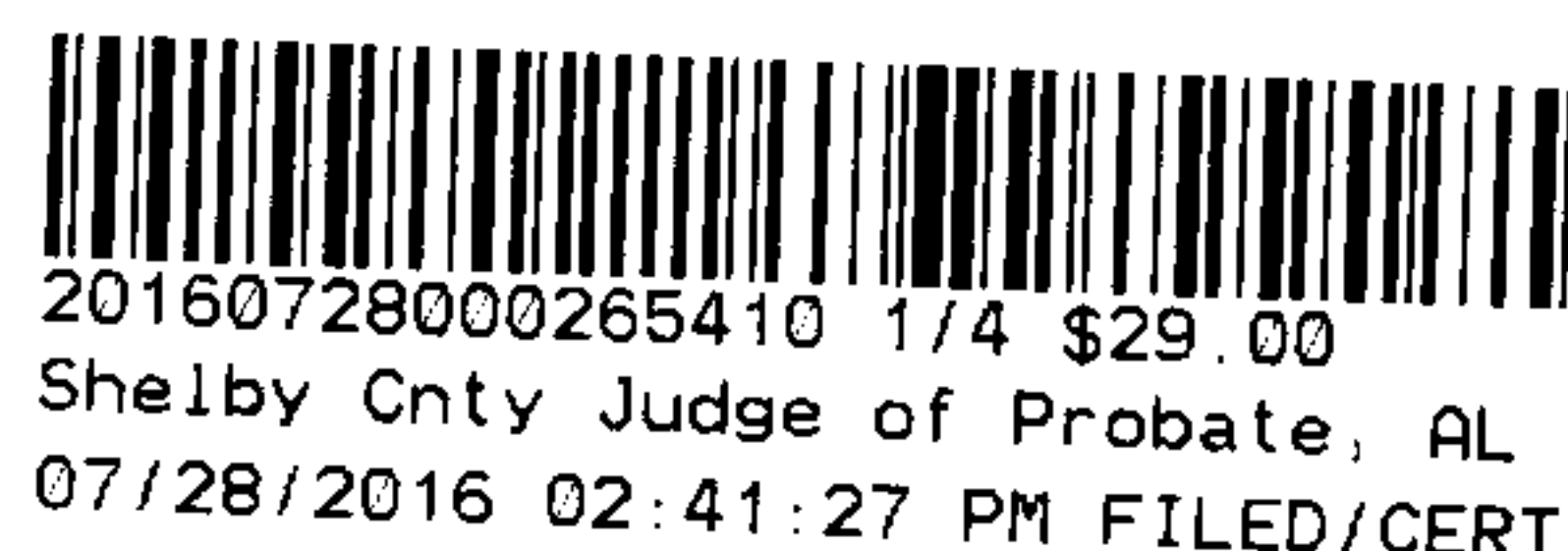
STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS and NO/00 (\$5000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Estate of Truman B. Shaw, Probate Case No. PR-2013-000061, Probate Office, Shelby County, Alabama and The Trust for the Benefit of Frances Shaw** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Frances Shaw** (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:

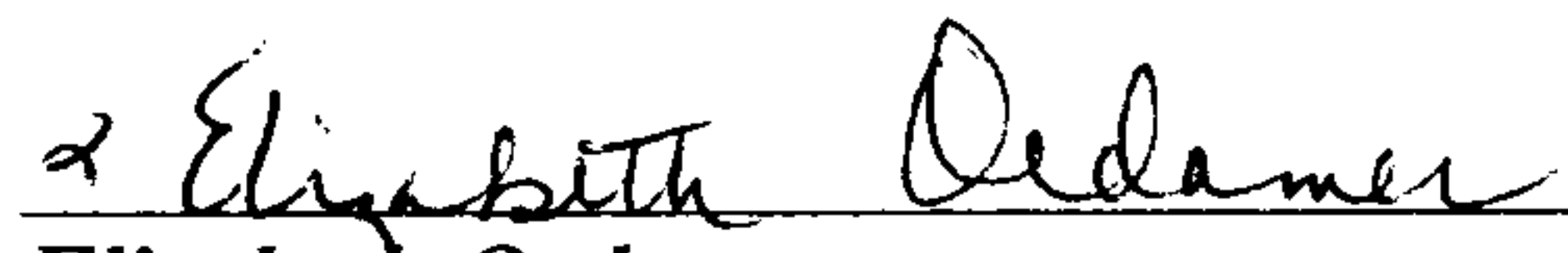
1. Ad valorem taxes due and payable October 1, 2016.
2. Easements, restrictions, rights of way, and permits of record.

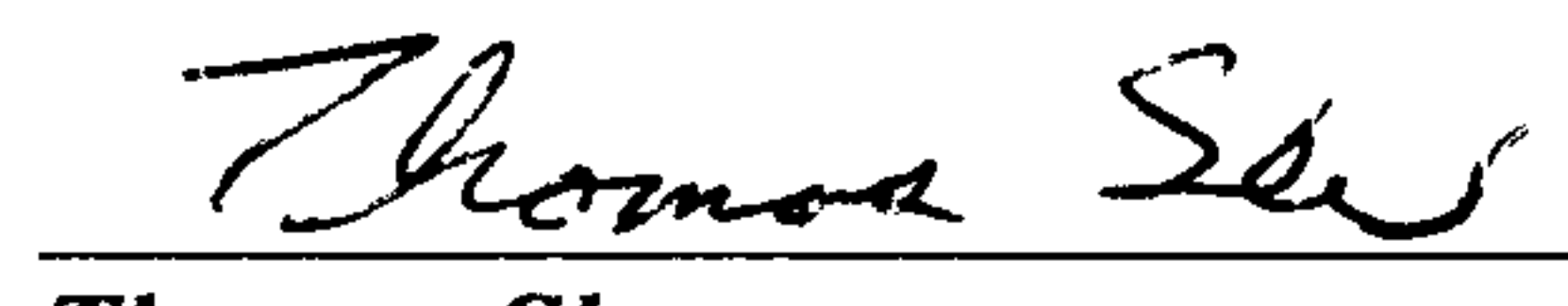


TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 27th day of July, 2016.


Elizabeth Oedamer
As Trustee and Personal Representative
under the will of Truman B. Shaw,
Probate Case #PR-2013-000061 and
The Trust for the Benefit of Frances Shaw


Thomas Shaw
As Trustee and Personal Representative
under the will of Truman B. Shaw,
Probate Case #PR-2013-000061 and
The Trust for the Benefit of Frances Shaw

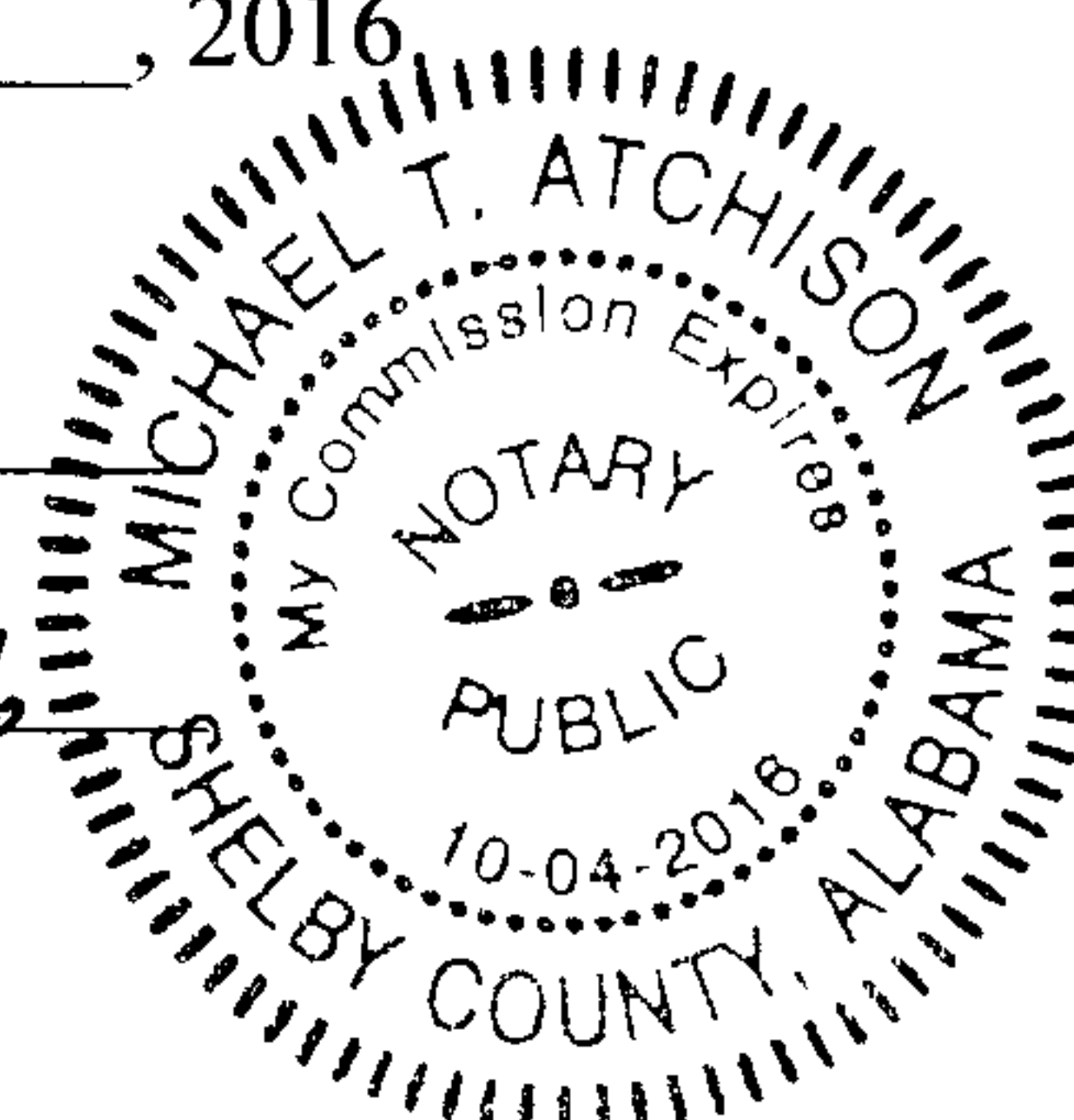
Shelby County, AL 07/28/2016
State of Alabama
Deed Tax: \$5.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Elizabeth Oedamer as Trustees and Personal Representative under the will of Truman B. Shaw, Probate Case #PR-2013-000061 and The Trust for the Benefit of Frances Shaw**, 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 26th day of July, 2016


Notary Public
My Commission Expires: 10-04-16



STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Thomas Shaw as Trustees and Personal Representative under the will of Truman B. Shaw, Probate Case #PR-2013-000061 and The Trust for the Benefit of Frances Shaw*, 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 27 day of July, 2016.

Iva K. Krukowski
Notary Public

My Commission Expires: 04-16-17


IVA LEIGH ANN KRUKOWSKI
Notary Public, State of Alabama
County of Shelby
My Commission Expires
April 16, 2017



20160728000265410 2/4 \$29.00
Shelby Cnty Judge of Probate, AL
07/28/2016 02:41:27 PM FILED/CERT

EXHIBIT A – LEGAL DESCRIPTION

Commence at the NW corner of NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 11, Township 24 North, Range 12 East, which point is marked by an iron pin; run thence Easterly along the North boundary of said Quarter Quarter Section 668.2 feet to an iron pin marking the center line of said Quarter Quarter Section; thence South 3 deg. 22' East along center line of said Quarter Quarter Section to a stake at the Southerly right of way line of County Road, and the point of beginning of the lot herein described; thence South 3 deg. 22' East 1109.0 feet to a point; thence South 88 deg. 30' West 351.2 feet to a point; thence North 3 deg. 0' West 1111.5 feet to a point on the Southerly right of way line of County road; thence South 43 deg. 50' East along said Southerly right of way line 447.3 feet to point of beginning.
Lying in the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ and SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 11, Township 24 North, Range 12 East. Containing 10 acres.


20160728000265410 3/4 \$29.00
Shelby Cnty Judge of Probate, AL
07/28/2016 02:41:27 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Estate of Truman Grantee's Name Frances Shaw
Mailing Address B Shaw Probate case Mailing Address 8565 Hwy 155
No. PR 2013-000061 * Montevallo, AL 35115
Shelby County, Alabama

Property Address 8565 Hwy 155 Date of Sale 7/27/16
Montevallo Total Purchase Price \$ _____

Or
Actual Value \$ _____
Or
Assessors Market Value \$ 5,000.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other
☐ Closing Statement Estate

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 7/27/16

Print Mike T. Atchison

☐ Unattested _____
(verified by)

Sign Mike T. Atchison
(Grantor/Grantee/Owner/Agent) circle one


20160728000265410 4/4 \$29.00
Shelby Cnty Judge of Probate, AL
07/28/2016 02:41:27 PM FILED/CERT