


This instrument was prepared without benefit of title evidence or survey by:
William R. Justice, P.O. Box 587, Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**


20160808000280830 1/3 \$163.50
Shelby Cnty Judge of Probate, AL
08/08/2016 12:14:29 PM FILED/CERT

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Thomas Ray Morris and wife, Rose Marie Morris (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Adrian M. Hodges (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Parcel 1:

Commence at the Southeast corner of SW 1/4 of SW 1/4, Section 3, Township 21 South, Range 1 East, and run thence West along the South line of said 1/4-1/4 Section a distance of 165 feet to the point of beginning of the lot herein conveyed; thence continue along the South line of said 1/4-1/4 Section West a distance of 208 feet; thence North 624 feet; thence East 208 feet; thence South and parallel with the East line of said 1/4 -1/4 Section to the point of beginning. Containing 3 acres, more or less.

LESS AND EXCEPT parcel of land conveyed to Nancy Joyce Ray by deed dated April 14, 1983 and recorded in Deed Book 346, Page 414 in the Probate Office of Shelby County, Alabama.

Parcel 2:

The E½ of the following described property: the W½ of the SW¼ of Section 3, Township 21 South, Range 1 East, EXCEPT 20 acres off the West side thereof and also EXCEPT 10 acres off of the East side thereof.

LESS AND EXCEPT three (3) acres as described in deed recorded in Deed Book 312, Page 755, in the Probate Office of Shelby County, Alabama.

AND LESS AND EXCEPT one (1) acre as described in deed recorded in Deed Book 346, Page 414, in said Probate Office.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that


GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 8th day of August, 2016.

Thomas Ray Morris
Thomas Ray Morris

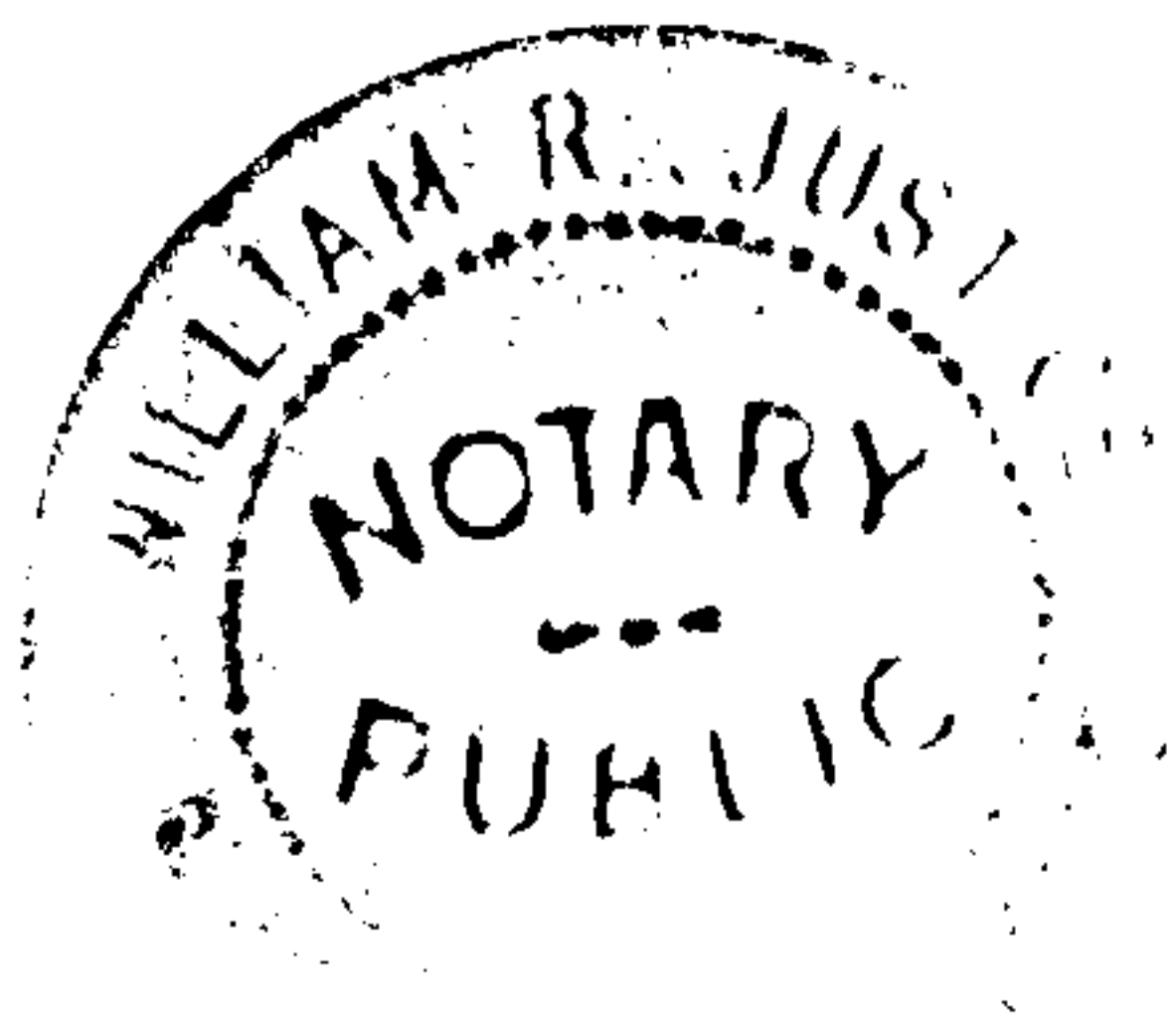
Rose Marie Morris
Rose Marie Morris

STATE OF ALABAMA
SHELBY COUNTY


20160808000280830 2/3 \$163.50
Shelby Cnty Judge of Probate, AL
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas Ray Morris and Rose Marie Morris, 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 this 8th day of August, 2016.



William R. Just
Notary Public

Real Estate Sales Validation Form

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

Grantor's Name Thomas Ray & Rose Marie Morris
Mailing Address 141 Fox Fire Circle
Pelham, AL 35124

Grantee's Name Adrian M. Hodges
Mailing Address 292 3rd Avenue West
Helena, AL 35080

Property Address Hwy 25
Wilsonville, AL

Date of Sale 8-8-16
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$142,090



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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

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 8-8-16

Print Thomas Ray Morris

☐ Unattested

Sign Thomas Ray Morris

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1