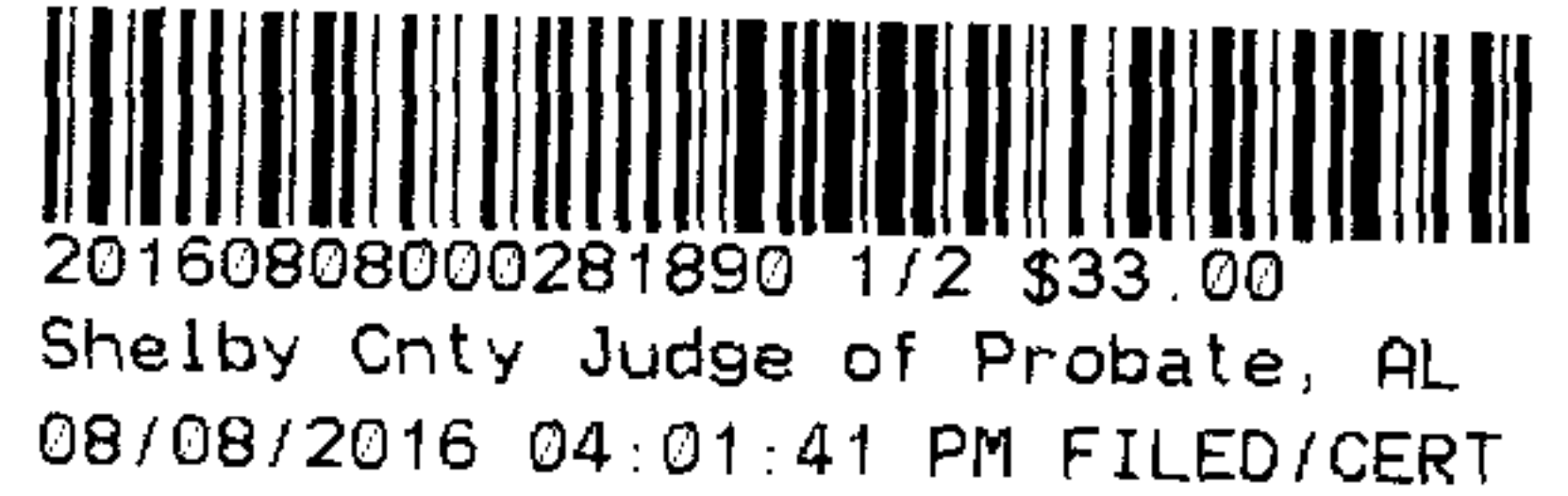


This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Jamie R. Nelson
63 Horn Drive
Shelby, AL 35143



WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Fifteen Thousand and No/00 (\$15,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Carolyn Dennis, an unmarried woman, (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **Jamie R. Nelson, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 1 and 2, according to the map of the R. F. Tidmore property, as recorded in Map Book 4, Page 16, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2016 and subsequent years, 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 5th day of August, 2016.

Carolyn R. Dennis
Carolyn Dennis

Shelby County, AL 08/08/2016
State of Alabama
Deed Tax: \$15.00

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Carolyn Dennis, whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of August, 2016.

William R. Justice
Notary Public

My Commission Expires: 9-11-19



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 Carolyn Dennis
Mailing Address 16414 Hwy 61
Wilsonville, AL 35186

(Buyer)

Grantee's Name Jamie R. Nelson
Mailing Address 63 Horn Drive
Shelby, AL 35143

Property Address: Parcel#58-217362001039
Columbiana, AL 35043
Shelby County, Alabama

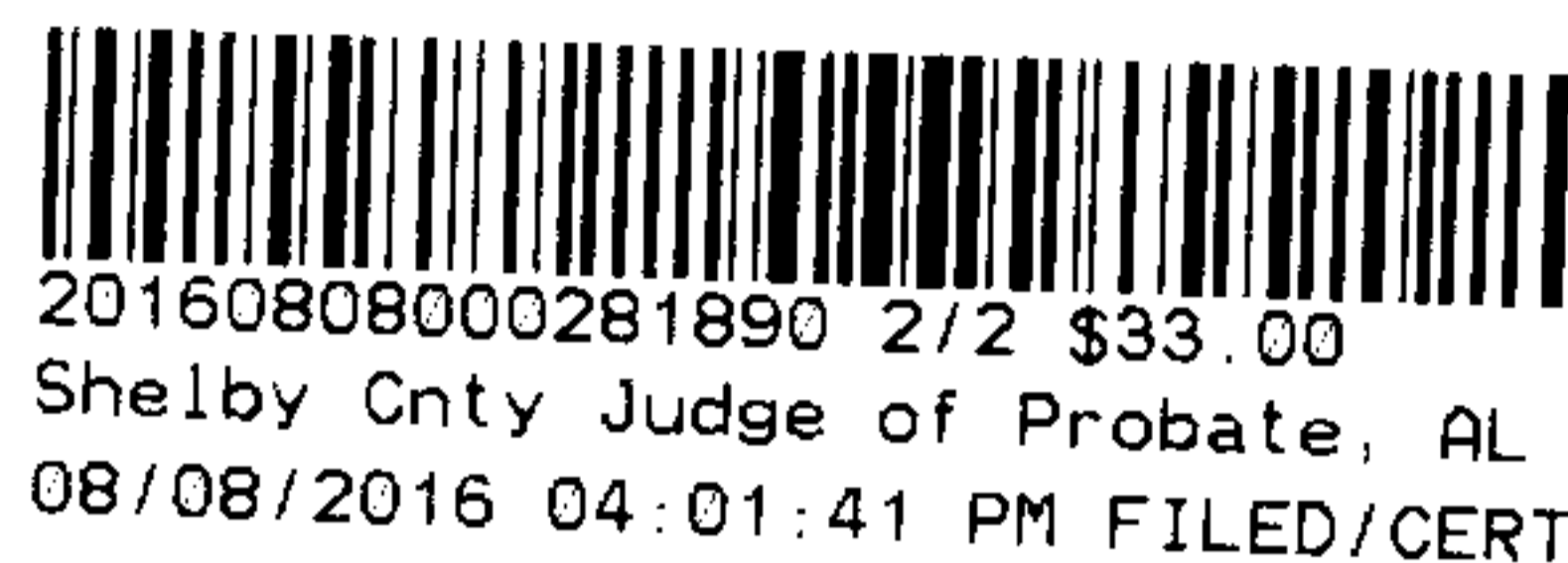
Date of Sale 8/5/16

Total Purchase Price \$15,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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 8-5-16

* Sign Carolyn R. Dennis
Grantor/Grantee/Owner/Agent circle one

* Print CAROLYN R. DENNIS

____ Unattested

(Verified by)