


Shelby County, AL 08/26/2016
State of Alabama
Deed Tax: \$15.00

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


20160826000309220 1/3 \$36.00
Shelby Cnty Judge of Probate, AL
08/26/2016 12:31:00 PM FILED/CERT

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

That in consideration of Fifteen Thousand and no/100 Dollars (\$15,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Andrea Whitfield Weldon, married, and Paulette C. Whitfield, unmarried (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Wesley Smith (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

A plot containing 1.33 acres, more or less, in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 33, Township 18 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the NE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section and run west 345.00 feet for a point of beginning; thence continue west 400.00 feet to the east right-of-way line of the L & N Railroad; thence turn 99° 43' left and run southerly along said right-of-way line 146.96 feet to the North right-of-way line of a county road; thence turn 87° 55' left to the tangent to a curve to the right; said curve having a radius of 766.78 feet and an interior angle of 11° 23'; thence turn easterly along the arc of said curve and said right-of-way line 380.59 feet; thence turn 95° 05' left and run North 164.58 feet to the point of beginning. Situated in Shelby County, Alabama, and containing 1.33 acres, more or less, and except a 50-foot road easement along the East side of said property.

According to a Survey on the 8th day of August, 1975, by T. L. Douglas & Associates, Registered Land Surveyors, Birmingham, Alabama.

Subject to easements, restrictions, covenants, conditions, rights of way, and encumbrances of record or visible on the ground.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

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 13 day of May, 2015.

Andrea Whitfield Weldon
Andrea Whitfield Weldon

Paulette C. Whitfield
Paulette C. Whitfield

STATE OF ALABAMA
COUNTY OF Cosa

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andrea Whitfield Weldon, 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 13th day of May, 2015.

MY COMMISSION EXPIRES
MARCH 1, 2017

Bonetta Epperson
Notary Public


STATE OF ALABAMA
COUNTY OF Cosa

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paulette C. Whitfield, 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 14th day of May, 2015.

MY COMMISSION EXPIRES
MARCH 1, 2017

Bonetta Epperson
Notary Public


20160826000309220 2/3 \$36.00
Shelby Cnty Judge of Probate, AL
08/26/2016 12:31:00 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 Andrea Whitfield Weldon
Mailing Address 1850 Hwy 467
Vincent, AL 35178

Grantee's Name Wesley Smith
Mailing Address 2063 Highway 467
Vincent AL 35178

Property Address Hwy 467
Vincent, AL

Date of Sale _____
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 8-13-15

Print Andrea Whitfield Weldon

Unattested

Sign

Andrea Whitfield Weldon

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

