


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,


20160913000331920 1/4 \$96.50
Shelby Cnty Judge of Probate, AL
09/13/2016 09:17:04 AM 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 Lona V. Evans, married; Beverly M. Lewis, married; Celeste Goodall, married; and Jason B. Melton, unmarried (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Sarah Virginia Melton (herein referred to as GRANTEE) all of their right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

A certain tract or parcel of land situated in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 26, Township 19 South, Range 1 West, more particularly described as follows: Begin where the East boundary line of the above described 40 acres tract intersects with the Northern boundary line of Highway 280 for the point of beginning of the parcel being conveyed; thence run North along the said Eastern boundary of said 40 acres tract a distance of 210 feet; thence turn an angle of 90 degrees to the left and run a distance of 210 feet; thence turn an angle of 90 degrees to the left and run to an intersection of the said Northern boundary of Highway 280; thence run in an Easterly direction along said Northern boundary of Highway 280 to the point of beginning.

Also, Lot 1 of the Melton Family Subdivision, as recorded in Map Book 34, Page 95, in the Probate Office of Shelby County, Alabama.

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

GRANTORS and GRANTEE are the sole heirs at law of John Franklin Melton, who died on August 22, 2016. Sarah Virginia Melton is his widow, and Lona V. Evans, Beverly M. Lewis, Celeste Goodall, and Jason B. Melton are all of his children.

TO HAVE AND TO HOLD to the said GRANTEE, her 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

Shelby County, AL 09/13/2016
State of Alabama
Deed Tax: \$70.50

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 9th day of September, 2016.

Lona V. Evans
Lona V. Evans

Beverly M. Lewis
Beverly M. Lewis

Celeste Goodall
Celeste Goodall

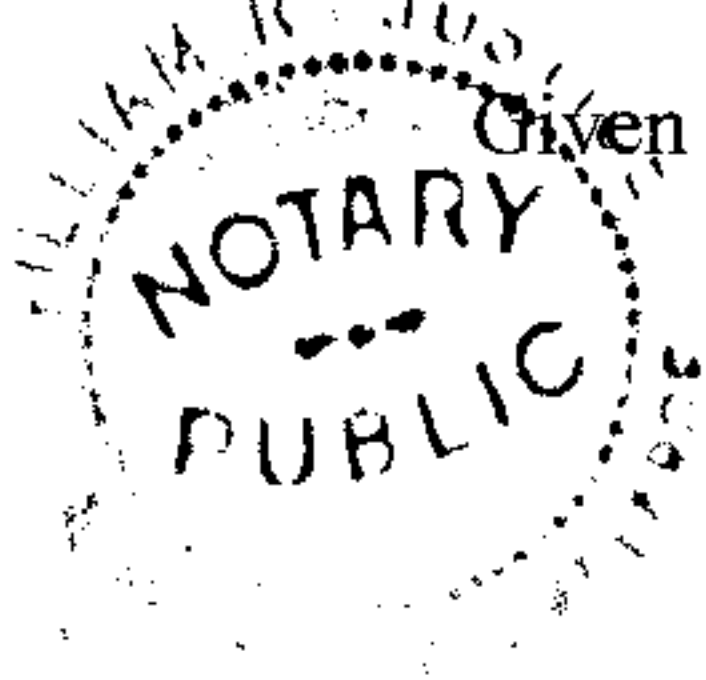
Jason B. Melton
Jason B. Melton

STATE OF ALABAMA
SHELBY COUNTY

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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lona V. Evans, 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 7th day of September, 2016.



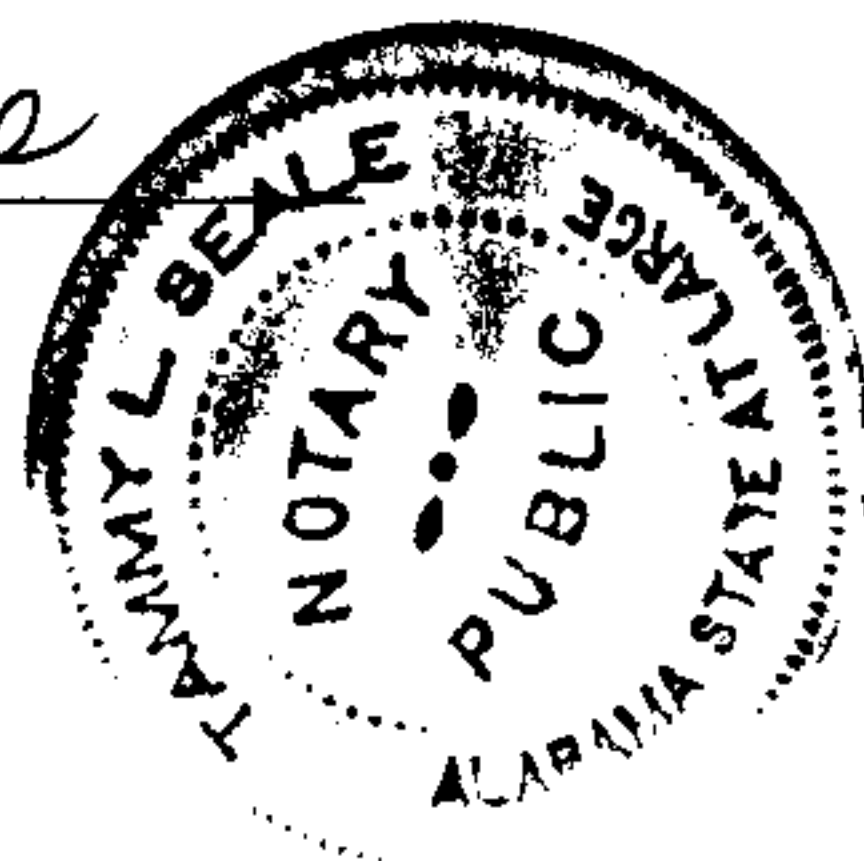
Mullen R. Justice
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Beverly M. Lewis, 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 8th day of September, 2016.

Tammy L. Seale
Notary Public

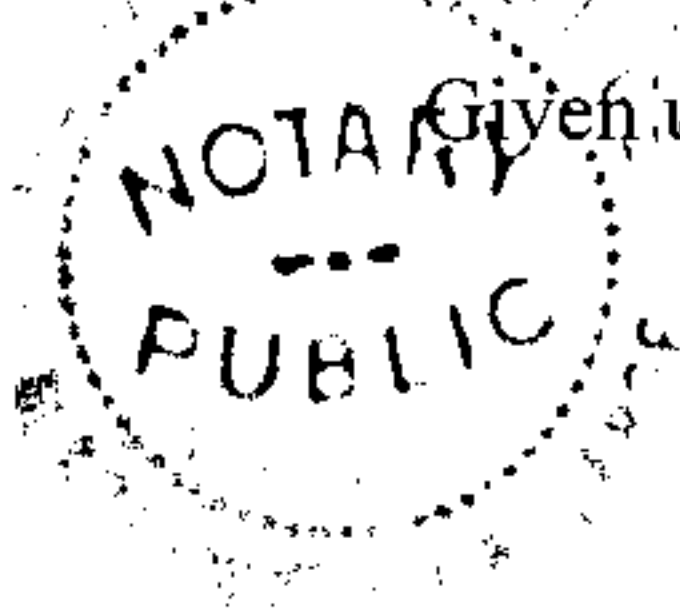


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SHELBY COUNTY

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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 Celeste Goodall, 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 9th day of September, 2016.



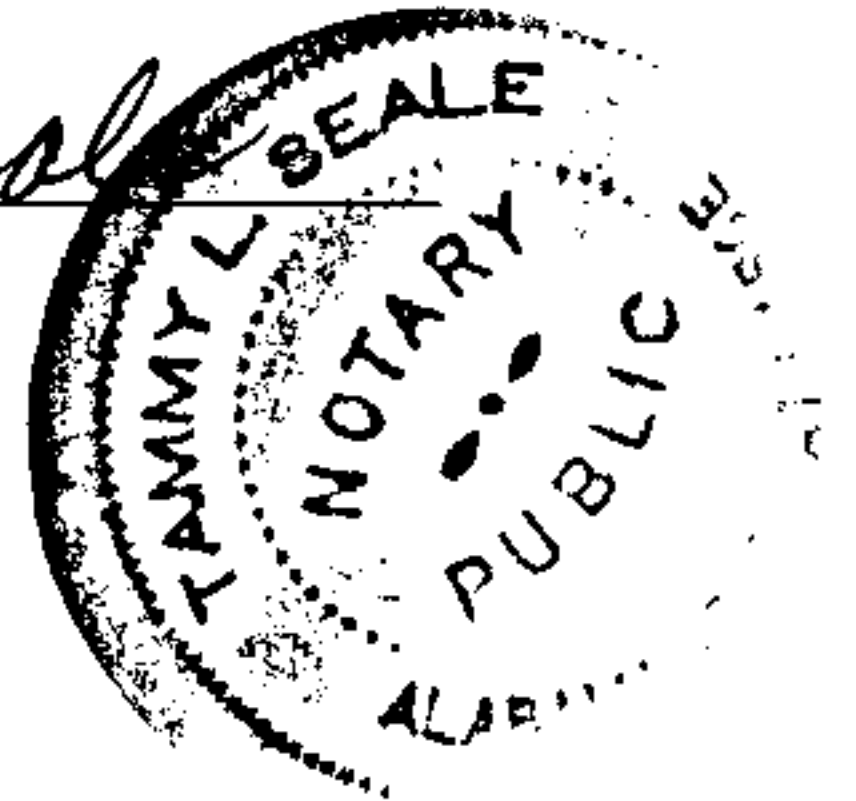
Mullen R. Jentura
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jason B. Melton, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of September, 2016.

Tammy L. Seale
Notary Public



Real Estate Sales Validation Form

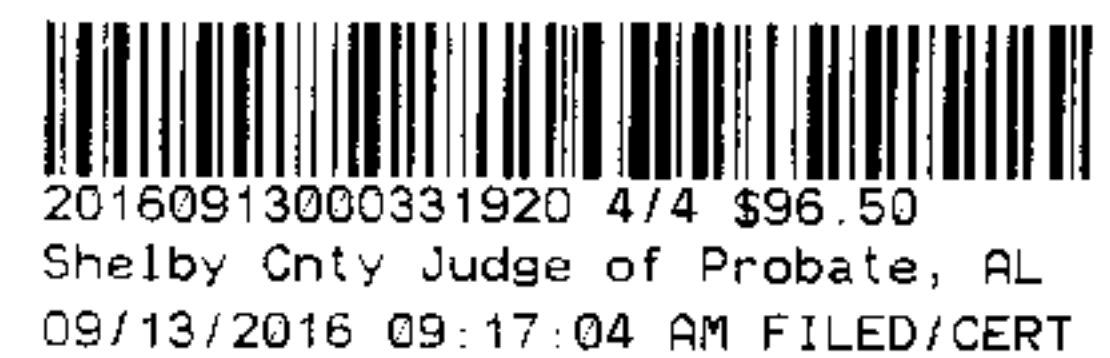
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Estate/Heirs of John Franklin Grantee's Name Sarah Virginia Melton
Mailing Address Melton Mailing Address ~~8990~~ 8990 Old Hwy 280
8990 Old Hwy 280 Chelsea, AL 35043
Chelsea, AL 35043
Property Address 8990 Old Hwy 280, Chelsea Date of Sale 9-9-16
and Crenshaw Road, Columbia Total Purchase Price \$
or
Actual Value \$
or
1/2 Assessor's Market Value \$ 70,340

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 9-7-16

Print Sarah Virginia Melton

☐ Unattested

Sign Sarah Virginia Melton
(Grantor/Grantee/Owner/Agent) circle one

(verified by)