

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,**

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 Sarah Virginia Melton, a widow; 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 a life estate, with remainder to Lona V. Evans, Beverly M. Lewis, Celeste Goodall, and Jason B. Melton equally as tenants in common (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

The NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$; the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$; and the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$; all in Section 27, Township 19 South, Range 2 East.

A tract of land 630 feet long, and 131 feet wide, containing 1.7 acres, located in Section 27, Township 19 South, Range 2 East, beginning at the SE corner of the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and run west along south forty line 131 feet; turn north and run 630 feet, parallel to the west forty line, to a point; turn east and run 131 feet, parallel to south forty line, to a point on the east line of said W $\frac{1}{2}$; then run south along W $\frac{1}{2}$ line 630 feet to the point of beginning.

A parcel of land 20 feet wide by 2,493 feet long containing 1.13 acres located in the NW $\frac{1}{4}$ and NE $\frac{1}{4}$ of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama, and being more particularly described as commencing at a corner on the east boundary of Viaduct Road located 420.07 feet south and 88.89 feet west of the Northeast corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 27; thence east 298.89 feet parallel to the North line of said Section 27; thence north 420.07 feet parallel to the east line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 27; thence east 1,774.3 feet along the north line of said Section 27 to the NE corner of the West $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 27; thence south 20 feet along the east line of the West $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 27; thence west 1,754.3 feet parallel to the north line of said Section 27; thence south 420.07 feet parallel to the east line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 27; thence west 318.89 feet more or less parallel to the north line of said Section 27 to the east boundary of Viaduct Road; thence northwesterly 20 feet more or less to the point of beginning.

The E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 27, Township 19 South, Range 2 East.



20160913000331930 1/4 \$128.00
Shelby Cnty Judge of Probate, AL
09/13/2016 09:17:05 AM FILED/CERT

Shelby County, AL 09/13/2016
State of Alabama
Deed Tax: \$101.00

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

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

TO HAVE AND TO HOLD to the GRANTEE, his, her or their 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 9th day of September, 2016.

Sarah Virginia Melton
Sarah Virginia Melton

Lona V. Evans
Lona V. Evans

Beverly M. Jones
Beverly M. Jones

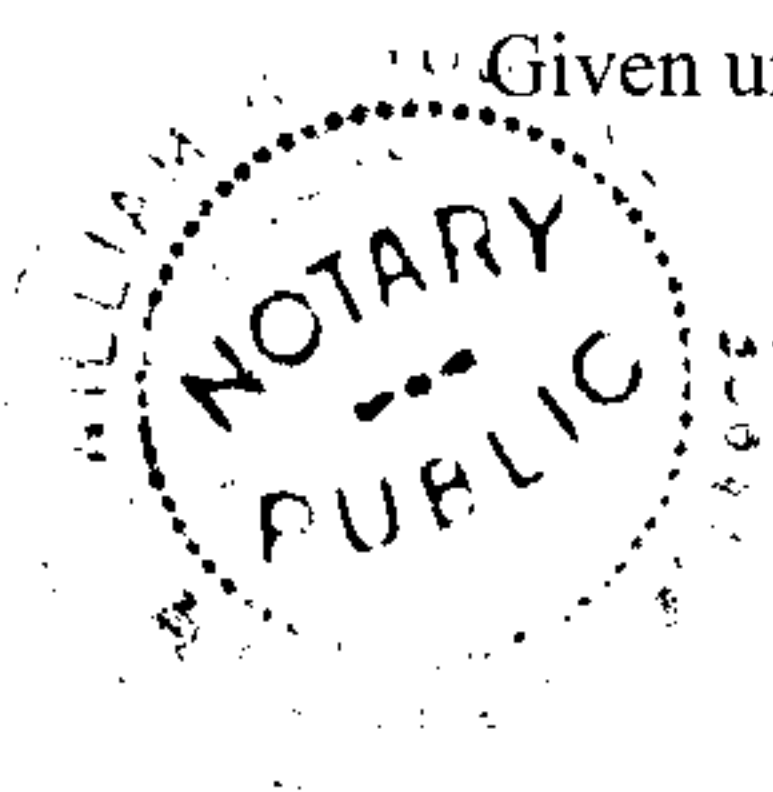
Celeste Goodall
Celeste Goodall

Jason B. Melton
Jason B. Melton

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sarah Virginia 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, 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.



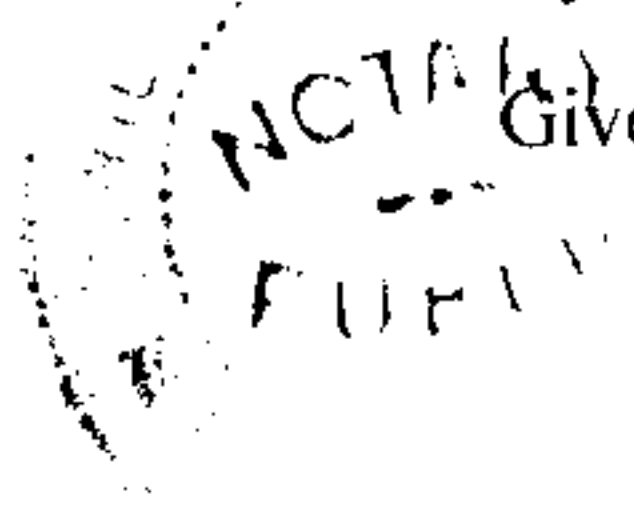
William R. Jester
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

20160913000331930 3/4 \$128.00
Shelby Cnty Judge of Probate, AL
09/13/2016 09:17:05 AM FILED/CERT

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.


William R. Jantz
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

STATE OF ALABAMA
SHELBY COUNTY

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.

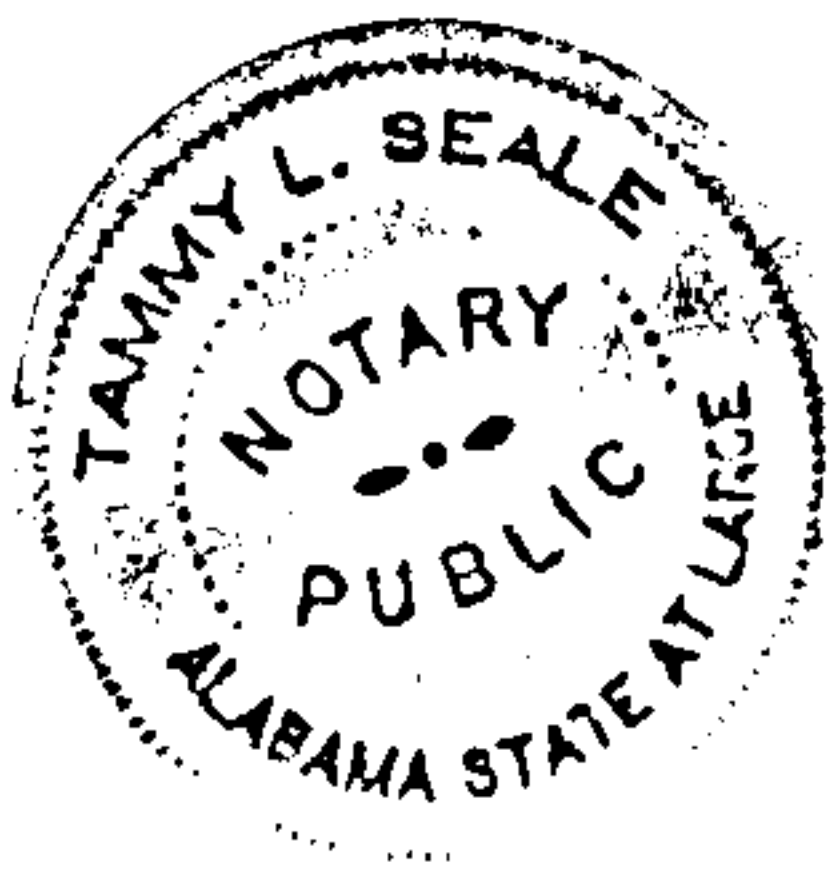
Given under my hand and official seal this 9th day of September, 2016.


William R. Jantz
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 F. Melton
Mailing Address 8990 Old Hwy 280
Chelsea, AL 35043

Grantee's Name Sarah Virginia Melton
Mailing Address 8990 Old Hwy 280
Chelsea, AL 35043

Property Address Off Viaduct Drive
Harpersville

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 100,730

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



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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)

Form RT-1