

WARRANTY DEED

State of Alabama
Shelby County

Send Tax Notice to: Christopher R McAnnally

1156 Kimberly Ave, Gardendale AL 35071

Know all men by these presents:

That in consideration of One-Thousand Dollars (\$1,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Sunny R Clowdus, a Single woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: Christopher R. McAnnally (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

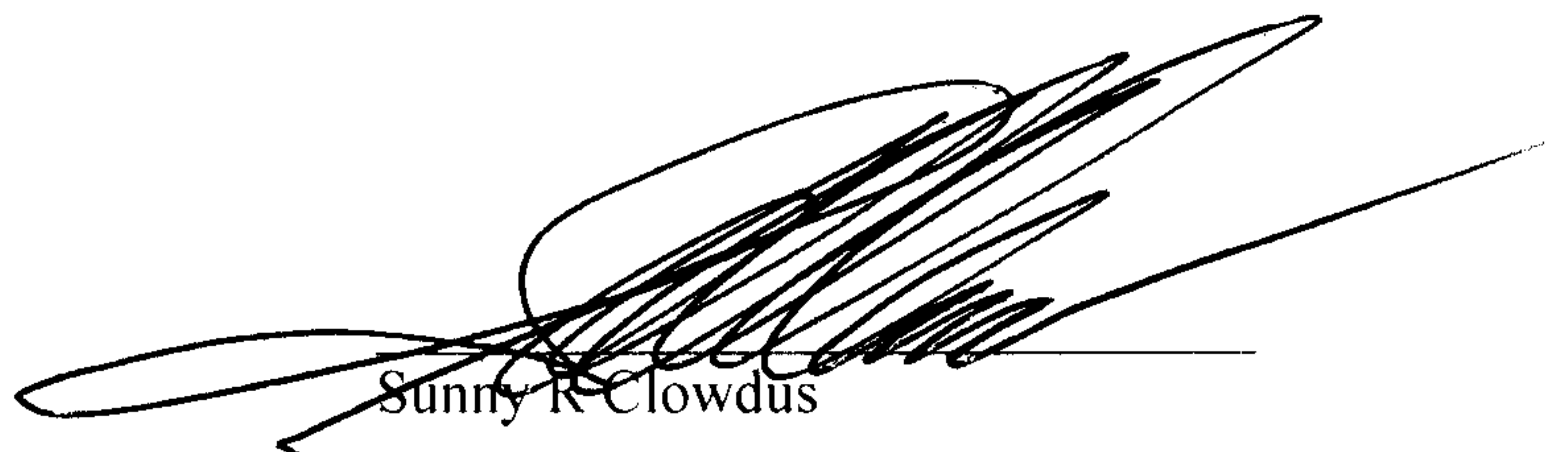
SEE ATTACHED EXHIBIT "A"

Subject to Easements, Restrictions, and Rights Of Way 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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 8th day of July, 2016.

Shelby County, AL 09/16/2016
State of Alabama
Deed Tax: \$1.00


Sunny R Clowdus



20160916000338570 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
09/16/2016 09:36:07 AM FILED/CERT

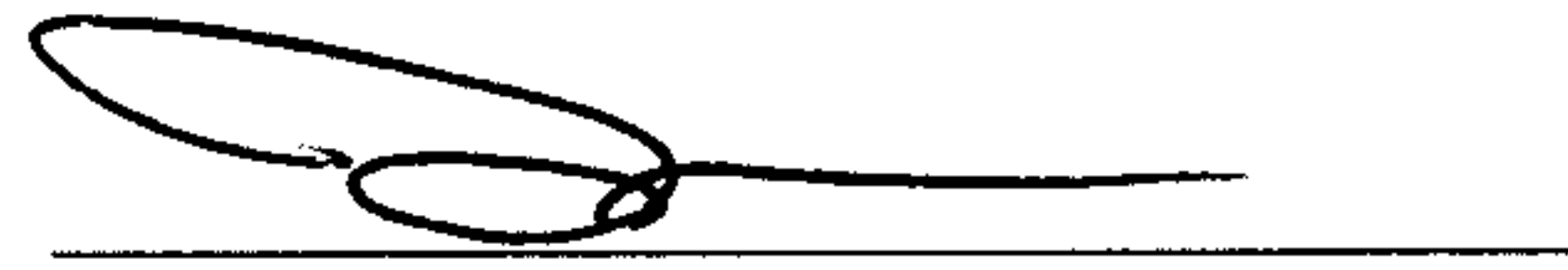
STATE OF Alabama

COUNTY Shelby

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Sunny R Clowdus, whose name(s) is/are signed to the foregoing conveyance, and who is/are 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.

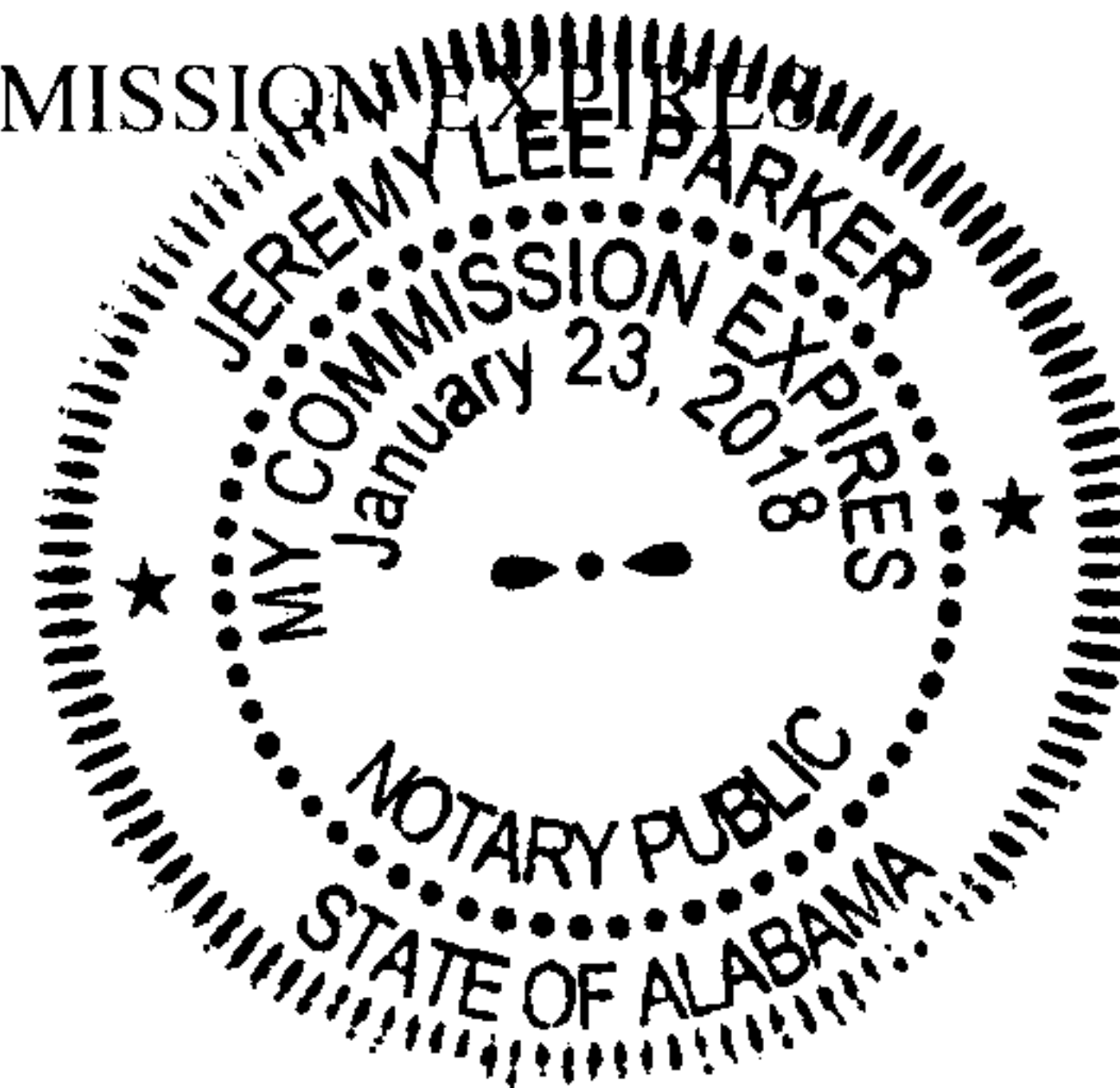
Given under my hand and official seal this 8th day of July, 20 16.



NOTARY PUBLIC

MY COMMISSION EXPIRES

Prepared by: Parker Law Firm, LLC
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216



20160916000338570 2/4 \$25.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"

A parcel of land located in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 9, Township 18 South, Range 1 East, Shelby County, Alabama, more particularly described has follows: Begin at the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; Thence Easterly along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section line 573.00 feet to the Northwest Right of Way line of Shelby County Highway No. 25 as described in Instrument No. 20020530000254380 in the Probate Office of Shelby County, Alabama; thence 137 degrees 22 minutes 28 seconds right Southwesterly along said right of way line 95.98 feet; thence 42 degrees 37 minutes 32 seconds right in a Westerly direction and parallel with said North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section line 504.78 feet to a point on the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and as described in said Instrument No. 20020530000254380; thence Northerly along said West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section line 65.04 feet to the point of beginning.

GRANTOR HEREIN RESERVES AN EASEMENT ACROSS SAID PROPERTY FOR INGRESS/EGRESS AND UTILITY LINES.



20160916000338570 3/4 \$25.00
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Real Estate Sales Validation Form

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

Grantor's Name Sunny R Clowdus
Mailing Address PO Box 262
Leeds AL 35094

Grantee's Name Christopher R McAnnally
Mailing Address 1156 Kimberly Ave
Gardendale AL 35071

Property Address _____

Date of Sale June 24, 2016
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessor's Market Value \$ 1,000.00

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ Closing Statement

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 June 24 2016

☐ Unattested

(verified by)

Print Sunny R Clowdus

Sign: _____

Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



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