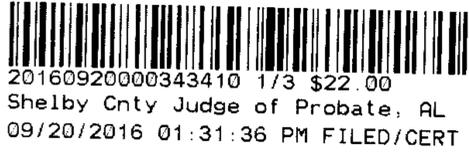


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051



Send Tax Notice to:
Leon McNeal
202 Lowry Rd
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THIRTEEN THOUSAND SEVEN HUNDRED SEVENTY FIVE DOLLARS and NO/00 (\$13,775.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **James E. Graham, a single man** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Leon McNeal** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2016.
2. Easements, restrictions, rights of way, and permits of record.

James Graham and James E. Graham are one in the same person.

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 9 day of Sept., 2016.

James E. Graham
James E. Graham

James E. Graham

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **James E. Graham**, 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 Sept, 2016.

Linda E. Deal
Notary Public
My Commission Expires: 8-4-2019



20160920000343410 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
09/20/2016 01:31:36 PM FILED/CERT

EXHIBIT A – LEGAL DESCRIPTION

Commence at the NE corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 28, Township 21 South, Range 1 East; thence run West along the North line of said quarter/quarter section a distance of 153.68 feet to the point of beginning; thence continue West along the North line of said quarter/quarter section a distance of 141.52 feet; thence turn an angle of 90 deg. 34 min. 30 seconds to the left and run a distance of 294.80 feet; thence turn an angle of 89 deg. 45 min. 00. sec. to the left and run a distance 85.40 feet; thence turn an angle of 79 deg. 26 min. 09 sec. to the left and run a distance of 299.06 feet to the point of beginning. Situated in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 28, Township 21 South, Range 1 East, according to the survey of Frank W. Wheeler, Registered Land Surveyor, dated May 28, 1974.



20160920000343410 3/3 \$22.00
 Shelby Cnty Judge of Probate, AL
 09/20/2016 01:31:36 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	James E. Graham Terry Waynes Graham Estate of Nellie McNeal	Grantee's Name	Leon McNeal
Mailing Address	_____	Mailing Address	<u>202 Lewis Road</u> <u>Columbiana, AL 35051</u>
Property Address	<u>180 Lewis Road</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>September 19, 2016</u>
		Total Purchase Price	<u>\$27,550.00 fwd deeds</u>
		or	
		Actual Value	_____
		or	
		Assessor's Market Value	<u>\$13,775.00</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 September 13, 2016

Print Terry Wayne Graham

Unattested

(verified by)

Sign Terry Wayne Graham
(Grantor/Grantee/Owner/Agent) circle one