

This Instrument was Prepared by:

Send Tax Notice To: Leon McNeal

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

202 Lewis Rd
Columbiana, AL 35051

File No.: MV-16-23210



20160920000343420 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
09/20/2016 01:31:37 PM FILED/CERT

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Thirteen Thousand Seven Hundred Seventy Five Dollars and No Cents (\$13,775.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Terry Wayne Graham, a single man and the Estate of Nellie McNeal**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Leon McNeal**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2016 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$27,550.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 19th day of September, 2016.

Terry Wayne Graham
Terry Wayne Graham

ESTATE OF NELLIE MCNEAL
Kathleen Williamson
By: Kathleen Williamson
Co-Conservator

Leon Dewayne McNeal
By: Leon Dewayne McNeal
Co-Conservator

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Terry Wayne Graham, individually, and Kathleen Williamson and Leon Dewayne McNeal as Co-Conservator of the Estate of Nellie McNeal, 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of September, 2016.

Mike T. Atchison
Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: October 04, 2016

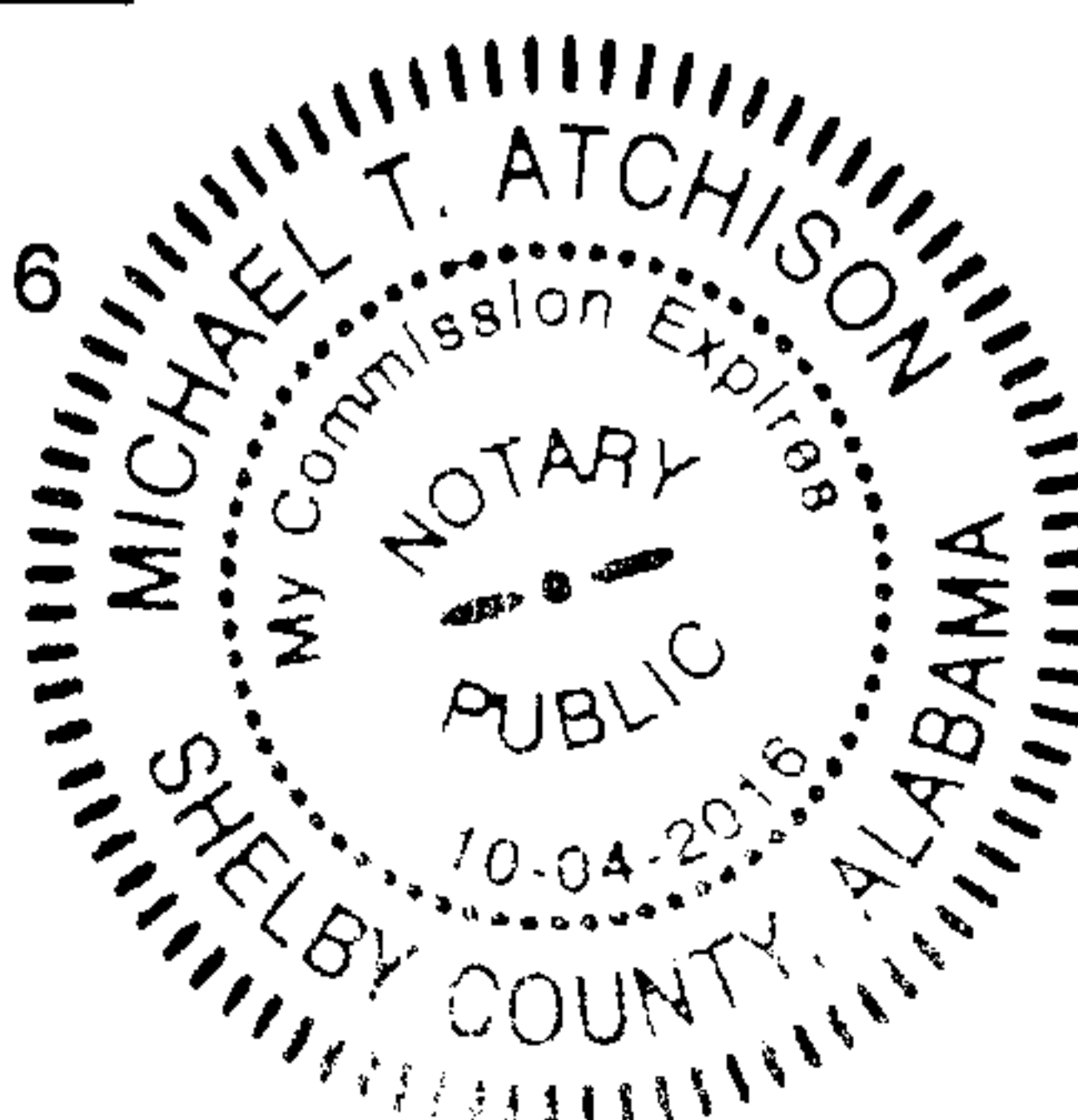



EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NE corner of the NE 1/4 of the SW 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 153.58 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 degrees 34 minutes 30 seconds to the left and run a distance of 294.80 feet; thence turn an angle of 89 degrees 45 minutes 00 seconds to the left and run a distance of 85.40 feet; thence turn an angle of 79 degrees 26 minutes 09 seconds to the left and run a distance of 299.06 feet to the point of beginning. Situated in the NE 1/4 of the SW 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. Situated in Shelby County, Alabama.


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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 James E. Graham
Terry Waynes Graham
Estate of Nellie McNeal

Grantee's Name Leon McNeal

Mailing Address

Mailing Address 202 Lewis Road
Columbiana, AL 35051

Property Address 180 Lewis Road
Columbiana, AL 35051

Date of Sale September 19, 2016
Total Purchase Price \$27,550.00

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
xx 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 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 (Grantor/Grantee/Owner/Agent) circle one