

This instrument was provided by:

Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

Alwadud LLC
2387 Arbor Glen
Hoover AL 35244

WARRANTY DEED



20160921000343880 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
09/21/2016 08:33:05 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED THOUSAND DOLLARS and 00/100 (\$100,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

JD Atchison and wife, Sarah W. Atchison

grant, bargain, sell and convey unto,

Alwadud, LLC

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

PARCEL C: Commence at the SE corner of Block 194 of Dunstan's map of Calera as recorded in Map Book O, Page 1, in the Office of the Judge of Probate of Shelby County, Alabama; thence North 00 degrees 08 minutes 52 seconds East, a distance of 108.27 feet to a point, said point being the beginning of a curve to the left, having a radius of 975.56, a central angle of 02 degrees 10 minutes 37 seconds and subtended by a chord, which bears North 64 degrees 52 minutes 25 seconds East, and a distance of 37.06 feet; thence along the arc of said curve distance of 37.07 feet to the POINT OF BEGINNING; said point being a compound curve to the left, having a radius of 975.56, a central angle of 09 degrees 07 minutes 34 seconds and subtended by a chord which bears North 59 degrees 13 minutes 20 seconds East, and a chord distance of 155.22 feet; thence along the arc of said curve, a distance of 155.39 feet; thence North 00 degrees 34 minutes 51 seconds West, a distance of 186.66 feet; thence North 88 degrees 12 minutes 12 seconds West, a distance of 89.33 feet; thence North 84 degrees 38 minutes 13 seconds West, a distance of 45.15 feet; thence South 00 degrees 34 minutes 13 seconds West, a distance of 45.15 feet; thence South 00 degrees 34 minutes 51 seconds East, a distance of 273.11 feet to the POINT OF BEGINNING. Being part of Lot 9 - 13, Block 195, Dunstan's Map of Calera and part of vacated 2nd street.
Situating in Shelby County, Alabama.

PARCEL D:

The East 94 feet of lots 9, 10, 11, 12 and 13 of Block 195 according to Dunstan's Map of Calera, Alabama, recorded in the Probate Office of Shelby County, Alabama. However, there is excepted herefrom the right of way of Calera-Columbiana Highway.

Subject to taxes for 2016 and subsequent years, easements, restrictions, rights of way and permits of record.
This property constitutes no part of the homestead of the grantor, or of his/her spouse.
\$100,000.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.
Sarah W. Atchison and Sarah C. Atchison 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 16th day of September, 2016.

JD Atchison

By: Jeffrey M. Atchison, Attorney In Fact

STATE OF ALABAMA
SHELBY COUNTY

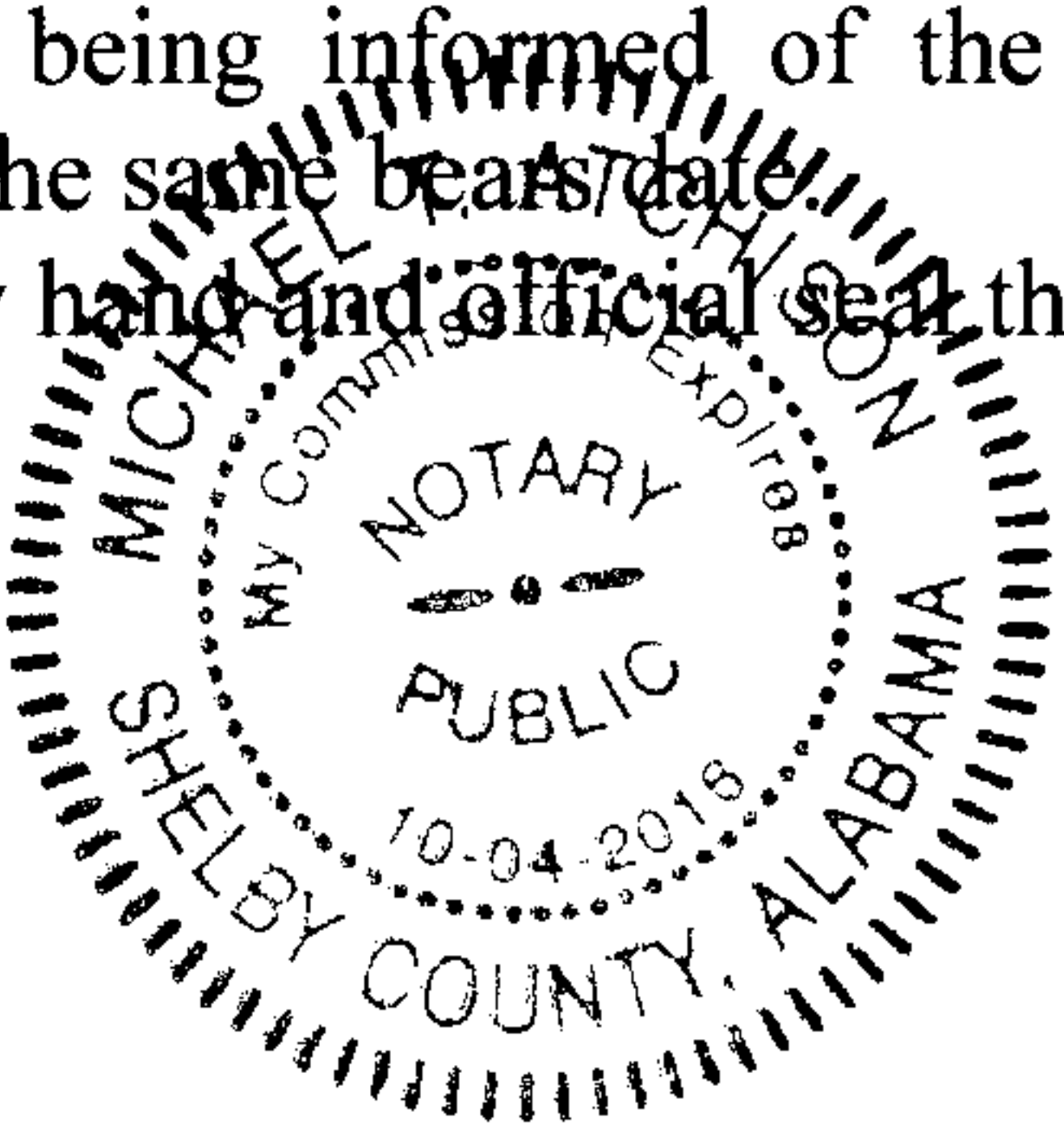
Sarah W. Atchison

By: Jeffrey M. Atchison, Attorney In Fact

ATTORNEY IN FACT.

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jeffrey M. Atchison as Attorney In Fact for, JD Atchison and Sarah W. Atchison** 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 16th day of September, 2016.



Notary Public

My Commission Expires: 10-4-16

Real Estate Sales Validation Form

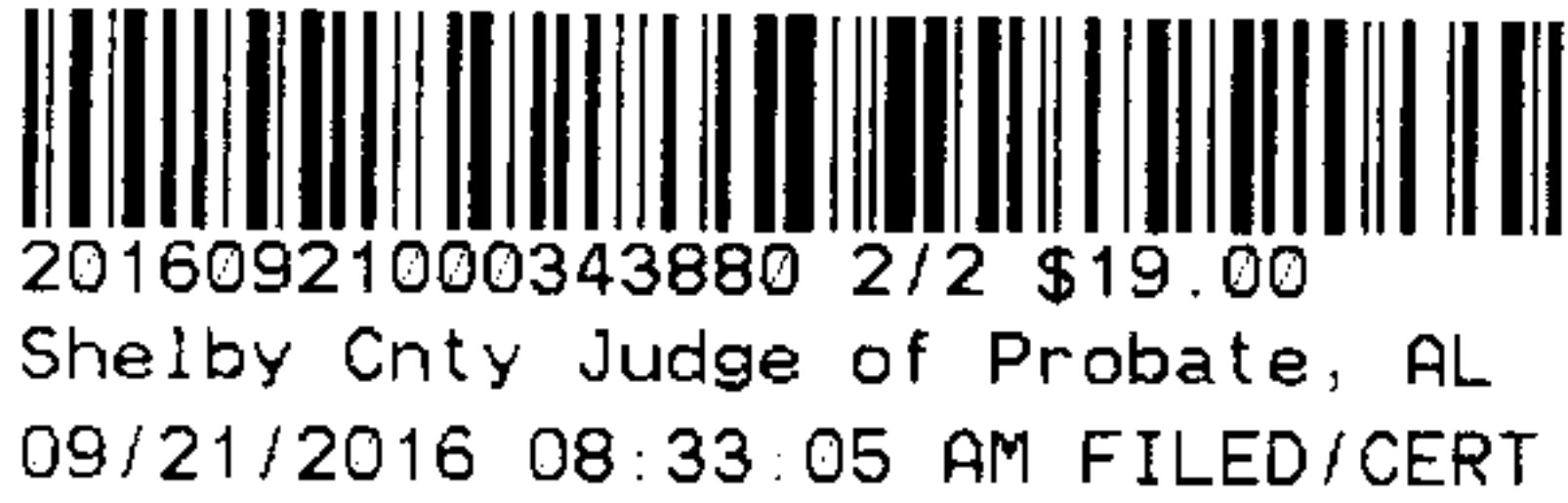
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name J.D AND SARAH ATCHISON Grantee's Name Alwadud LLC
Mailing Address 3670 WARENGO PM JACKSONVILLE, FL 32277-2661 Mailing Address 2387 Arbbv Glenn Hoover, AL 35244
Property Address Parcel C Date of Sale 9-16-16
Parcel D Total Purchase Price \$ 100,000.00
Or
Actual Value \$ _____
Or
Assessors 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
☒ 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 9-16-16

☐ Unattested
(verified by) _____

Print JEFF ATCHISON AND SARAH ATCHISON
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

BY: [Signature]
ATTORNEY IN FACT.