

This Instrument was Prepared by:

Send Tax Notice To: John Kratz

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

8190 G Rd 280
Chelsea, AL 35043

File No.: MV-16-23202

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Forty Five Thousand Dollars and No Cents (\$145,000.00)**, 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, **Michael Bradley Davis, and Mary Elizabeth Davis, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **John Kratz**, (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 2015 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.


\$90,000.00 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 20th day of September, 2016.


Michael Bradley Davis



Mary Elizabeth Davis

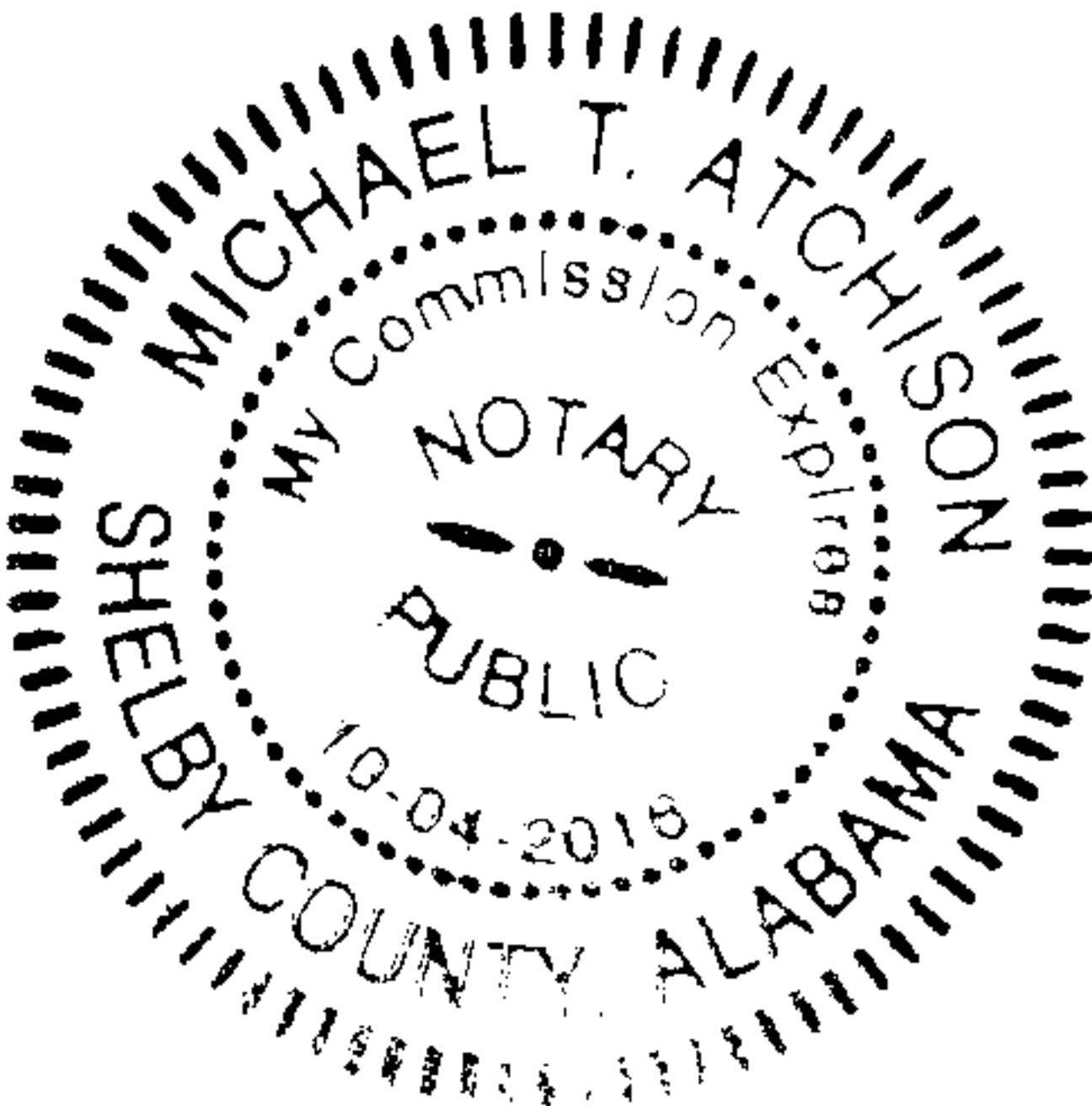
State of Alabama


County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Michael Bradley Davis and Mary Elizabeth Davis, 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 20th day of September, 2016.


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





20160922000345890 1/3 \$76.00
Shelby Cnty Judge of Probate, AL
09/22/2016 10:16:09 AM FILED/CERT

Shelby County, AL 09/22/2016
State of Alabama
Deed Tax: \$55.00

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the East half of the Southeast quarter of the Southeast quarter of Section 18, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at a 3" capped iron locally accepted to be the southeast corner of said Section 18; thence run North 00 degrees 00 minutes 56 seconds East along the East line of said Section 18 for a distance of 1,315.63 feet to an iron pin found locally accepted to be the Northeast corner of the Southeast quarter of the Southeast quarter of said Section 18; thence run North 88 degrees 21 minutes 19 seconds West along the north line of said quarter-quarter section for a distance of 456.46 feet to a point; thence run South 00 degrees 03 minutes 51 seconds West for a distance of 1033.67 feet to a point; thence run South 89 degrees 56 minutes 09 seconds East for a distance of 90.75 feet to the point of beginning; thence run North 73 degrees 18 minutes 05 seconds East for a distance of 75.36 feet to an iron pin; thence run South 85 degrees 07 minutes 43 seconds East for a distance of 112.64 feet to an iron pin; thence run South 26 degrees 24 minutes 23 seconds East for a distance of 262.32 feet to an iron pin on the Northwest right of way line of Shelby County #74; thence run South 67 degrees 32 minutes 22 seconds West along said right of way for a distance of 97.06 feet to a point on a curve to the right having a central angle of 00 degrees 55 minutes 07 seconds and a radius of 1560.00 feet; thence run in a southwesterly direction along the arc of said curve and also along said right of way for a distance of 25.01 feet to an iron pin; thence run North 52 degrees 22 minutes 11 seconds West for a distance of 104.70 feet to an iron pin; thence run North 36 degrees 26 minutes 03 seconds West for a distance of 149.28 feet to an iron pin; thence run North 10 degrees 08 minutes 51 seconds East for a distance of 88.13 feet to the point of beginning.


20160922000345890 2/3 \$76.00
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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 Michael Bradley Davis
Mary Elizabeth Davis

Mailing Address 101 Chelsea Pl
Chelsea AL 35043

Property Address 1258 Hwy 74
Chelsea, AL 35043

Grantee's Name John Kratz
8190 G Rd 280

Mailing Address Chelsea, AL 35043

Date of Sale September 20, 2016
Total Purchase Price \$145,000.00

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 ☐ 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 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 19, 2016

Print Michael Bradley Davis

Unattested

Sign Michael Bradley Davis
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



20160922000345890 3/3 \$76.00
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Form RT-1