

This Instrument Was Prepared By:
CHRISTOPHER R. SMITHERMAN, ATTORNEY AT LAW
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Margie Faye Posey
10532 Highway 22
Calera, Alabama 35040

STATE OF ALABAMA)
) WARRANTY DEED
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Charles Edgar Atchison, an unmarried man, and Margie Faye Posey, a married woman, as heirs at law of W. E. Atchison having died on or about the 14 day of January, 1996 and his wife Bernice Atchison having died on or about the 5 day of December, 1999** hereinafter called "Grantor's," do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Charles Edgar Atchison (an unmarried man)** hereinafter called "Grantee", for his lifetime and upon his death, then to **Margie Faye Posey (a married woman)** in fee simple, in and to the following real estate as described below:

See Exhibit A

NOTE: This Instrument was prepared without benefit of title. The Legal Description was provided by the Grantor.

NOTE: Subject to all items of record.

NOTE: W.E. Atchison and Edgar Atchison is one and the same person.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors has executed this Deed and set the seal of the Grantors thereto on this date the 22 day of September, 2016.

GRANTOR

Charles Edgar Atchison
CHARLES EDGAR ATCHISON HEIR AT LAW OF
W.E. ATCHISON AND BERNICE ATCHISON

STATE OF ALABAMA)
COUNTY OF SHELBY) **ACKNOWLEDGMENT**

I, Angela Tubbs, a Notary Public for the State at Large, hereby certify that the above posted name, **CHARLES EDGAR ATCHISON**, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that he executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 22 day of September 2016.

Angela Tubbs
NOTARY PUBLIC
My Commission Expires: 8/22/20

GRANTOR

Margie Faye Posey
MARGIE FAYE POSEY HEIR AT LAW OF
W.E. ATCHISON AND BERNICE ATCHISON

STATE OF ALABAMA)
COUNTY OF SHELBY) **ACKNOWLEDGMENT**

I, Angela Tubbs, a Notary Public for the State at Large, hereby certify that the above posted name, **MARGIE FAYE POSEY**, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that he executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 22 day of September 2016.

Angela Tubbs
NOTARY PUBLIC
My Commission Expires: 8/22/20



20160927000353530 2/4 \$25.00
Shelby Cnty Judge of Probate, AL
09/27/2016 09:14:59 AM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT I:

A part of the NW 1/4 of the NW 1/4 of Section 4, Township 22 South, Range 2 West, described as follows: Begin at the Southwest corner of the NW 1/4 of NW 1/4 of Section 4, Township 22 South, Range 2 West and run North along the West line of said forty, to the South right of way line of the Montevallo-Columbiana Road, also known as the Old Tuscaloosa Highway; thence Northeasterly along the South right of way line of said road to a point that is 300 feet Southwesterly from the center of the L & N Railroad tract (said point being the West line of the W.S. Stonecypher lot); thence Southeasterly parallel with the center of said railroad tract and 300 feet distance from said center line, to the South line of said NW 1/4 of NW 1/4; thence West along said South line of said NW 1/4 of NW 1/4 to the point of beginning.

LESS AND EXCEPT that portion conveyed to F.C. Hall by deed recorded in Deed Book 225, Page 314, in Probate Office.



20160927000353530 3/4 \$25.00
Shelby Cnty Judge of Probate, AL
09/27/2016 09:14:59 AM 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 Margie Faye Poxey
Mailing Address 10532 Hwy 22
Calera AL 35040

Grantee's Name Charles Edgar Atkinson
Mailing Address C/O Margie Faye Poxey
10532 Hwy 22
Calera AL 35040

Property Address Hwy 22
Calera AL 35040
28-2-4-0-001-005.000

Date of Sale 9/22/16
Total Purchase Price \$ 236270 ÷ 2
or 118,135
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
☐ Sales Contract
☐ Closing Statement
☒ Appraisal
☒ Other Heir transfer - 1/2 Estate

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 9/22/16

Print Christopher R. Smithman

Unattested

(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one