20160927000353540 1/4 \$25.00 Shelby Cnty Judge of Probate, AL 09/27/2016 09:15:00 AM FILED/CERT

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 day of Janua 4, 1994 and his wife Bernice Atchison having died on or about the day of December, 2016 1999 hereinafter called "Grantor's," do hereby GRANT, BARGAIN, SELL AND CONVEY unto Margie Faye Posey (a married woman) hereinafter called "Grantee", all my right, title and interest 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.

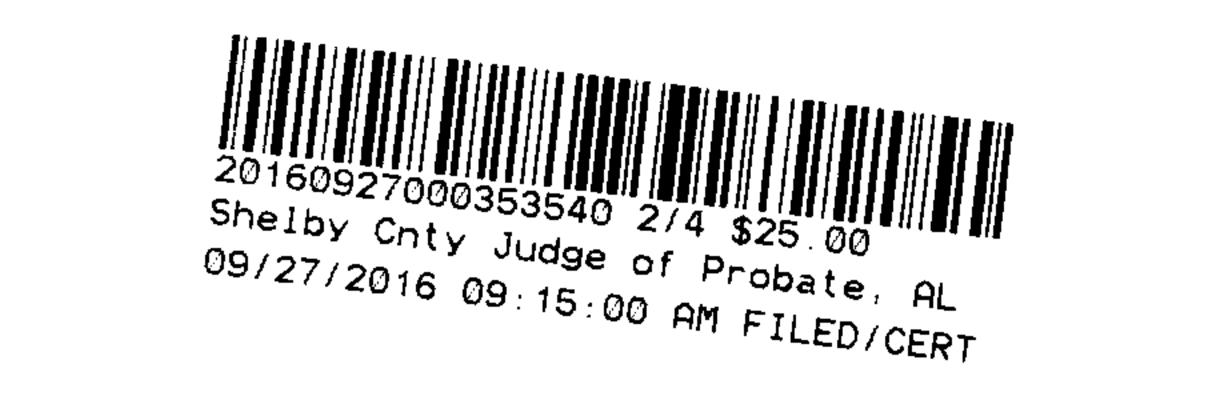
TO HAVE AND TO HOLD to the said Grantees in fee simple forever, together with every contingent remainder and right of reversion.

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 <u>J2</u> day of <u>September</u>, <u>2016</u>.

GRANTOR

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



STATE OF ALABAMA)	ACKNOWLEDGMENT
COUNTY OF SHELBY	ACKNOVVEDGIVIEN
Deed, who is known to me, acknow	, a Notary Public for the State at Large, hereby certify ES EDGAR ATCHISON, which is signed to the foregoing ledged before me on this day that, being informed of executed the same voluntarily on the day the same
GIVEN UNDER MY HAND AND OF 2016.	FICIAL SEAL OF OFFICE on this the 22 day of September,
	NOTARY PUBLIC My Commission Expires: 8 22 20 GRANTOR
	MARGIE FAYE POSEY HEIRAT LAW OF W.E. ATCHISON AND BERNICE ATCHISON
STATE OF ALABAMA) COUNTY OF SHELBY	ACKNOWLEDGMENT
that the above posted name, Margin who is known to me, acknowledged	a Notary Public for the State at Large, hereby certify E FAYE Posey, which is signed to the foregoing Deed, d before me on this day that, being informed of the uted the same voluntarily on the day the same bears
GIVEN UNDER MY HAND AND OF 2016.	FICIAL SEAL OF OFFICE on this the 22 day of September,
	NOTARYPUBLIC ON A
	My Commission Expires: 5222

EXHIBIT "A" LEGAL DESCRIPTION

TRACT III:

All that part of the Southeast Quarter of the Northeast Quarter of Section 5, Township 22 South, Range 2 West, described as follows: Begin at the Northeast corner of said forty; thence South along the Eastern line of said forty South 1 degrees 30 minutes East 1310 feet to the Southeast corner of said forty; thence South 89 degrees 10 seconds West 1164 feet along the South line of said forty; thence North 4 degrees 45 minutes West 875.2 feet to the South margin of the right of way of what is known as the Dargin Road; thence North 61 degrees 50 minutes East 957 feet, along the South margin of said road to the North line of said forty; thence North 88 degrees 5 minutes East 377.8 feet along the North line of said forty to the point of beginning.

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Real Estate Sales Validation Form

This C	ocument must be filed in accorda	ince with Code of Alabama 197	75, Section 40-22-1	
Grantor's Name	Margie Frye Posey	Grantee's Name	Margie Tye Pary	
Mailing Address	10532 Huy 22	Mailing Address	10532 1/20422	
	latera AL 35040	•	Cale 10 m 37040	
	~ ~~~~ ~~ ~~~~~~~~~~~~~~~~~~~~~~~~~~~~	•		
Property Address	Huy22 (Land on		9/22/16	
	«استندان نوبنی در در برون در در در در در در برون در ب	Total Purchase Price	\$ 534300 + 2	
		or Actual Value	217150	
•	<u>گڏون انگاون جاني پرنسي جو خودوات ۾ پارشتان پرنستگار بيشان ۲۰۰۰ هي سان سان جي جار بي بي پرن نامي پرنسان ۽ </u>	Actual value	<u> </u>	
		Assessor's Market Value	\$	
evidence: (check or Bill of Sale Sales Contract		tary evidence is not require Appraisal	<u>~</u>	
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.				
	n	structions		
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 to property is being	d mailing address - provide the conveyed.	name of the person or pe	rsons to whom interest	
Property address - the physical address of the property being conveyed, if available.				
Date of Sale - the d	ate on which interest to the pro-	operty was conveyed.		
•	e - the total amount paid for the the instrument offered for reco		, both real and personal,	
conveyed by the ins	property is not being sold, the strument offered for record. The or the assessor's current mark	is may be evidenced by an	both real and personal, being appraisal conducted by a	
excluding current us responsibility of value	ed and the value must be determined and the value must be determined and the property as using property for property tax property for property tax property for \$40-22-1 (h).	determined by the local or ourposes will be used and t	fficial charged with the	
accurate. I further u	nderstand that any false state ated in Code of Alabama 1975	ments claimed on this form § 40-22-1 (h).		
Date 9 22 16	P	rint Christopher	RSnithernan	

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one
Form RT-1

Unattested