This instrument was prepared by:

Anthony B. Johnson JOHNSON LAW FIRM, LLC

Attorney at Law
60 Court Square West
P. O. Box 188
Centreville Alabama 35042

Source of Title: Shelby County

Real Property Book: 20090603000211700

QQ

Q

Section

Township Range

21S

NW

NW

1

3W

WITHOUT THE BENEFIT OF A TITLE SEARCH

Send Tax Notice To:

Paula M. Tall 457 Weatherly Club Drive Pelham Alabama 35124

20160929000356340 1/3 \$88.00 Shelby Cnty Judge of Probate, AL 09/29/2016 09:21:27 AM FILED/CERT

STATE OF ALABAMA

4

WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred And NO/100 (\$100.00) Dollars, together with other good and valuable consideration, to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt and sufficiency of which is acknowledged, Thomas Fletcher, a single man, by and through Paula M. Tall, as Power of Attorney, a copy of which is attached hereto as Exhibit "A", herein referred to as the GRANTOR, does grant, bargain, sell and convey unto Paula M. Tall, a married woman, herein referred to as the GRANTEE, in fee simple, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land lying in the NW ¼ of NW ¼; Section 1; T21S; R3W and more particularly described as follows:

Starting at the Northeast corner of the said NW ¼ of NW ¼; Section 1; T21S; R3W run westerly along the north boundary line of said NW ¼ of NW ¼ a distance of 50.0 feet to an iron marker. Thence turn an angle of 92°-40' to the left and run southerly along a line that is parallel to, and 50.0 feet west of, the east boundary line of said NW ¼ of NW ¼ a distance of 208.0 feet to an iron marker, the point of beginning.

Thence continue along the same line a distance of 208.0 feet to an iron marker. Thence turn an angle of 92°-40' to the right and run westerly along a line that is parallel to, and 216.0 feet south of said north boundary line of said NW ¼ of NW ¼ a distance of 208.0 feet to an iron marker. Thence turn an angle of 87°-20' to the right and run northerly along a line that is parallel to, and 208 feet west of, the said east boundary of said NW ¼ of NW ¼ a distance of 208.0 feet. Thence turn an angle of 92°-40' to the right and run easterly along a line that is parallel to, and 208.0 feet south of, the said north boundary of said NW ¼ of NW ¼ a distance of 208.0 feet to the point of beginning.

Said parcel of land lies in the said NW ¼ of NW ¼; Section 1; T21S; R3W and contains 0.99 acres.

The above described is not the homestead of the Grantor.

Subject to easements, restrictions, rights of way, liens and encumbrances of record.

Subject to applicable zoning and subdivision regulations, if any.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainder, rents, issues, and profits thereof; and also all of the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said GRANTOR, of, in, and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE, her heirs or assigns forever. And the Grantor does for himself and for his beneficiaries, principals, trustees, fiduciaries, representatives, heirs, executors, administrators, successors or assigns, covenant with the said GRANTEE, her heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that Grantor is entitled to the immediate possession thereof; that Grantor, and his beneficiaries, principals, trustees, fiduciaries, representatives, heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Paula M. Tall, as Power of Attorney for Thomas Fletcher, has hereunto executed this instrument under his hand and seal this 27 day of , 2016.

20160929000356340 2/3 \$88.00 Shelby Cnty Judge of Probate, AL 09/29/2016 09:21:27 AM FILED/CERT

GRANTOR:

Paula M. Tall, as Power of Attorney for

Thomas Fletcher

457 Weatherly Club Drive Pelham Alabama 35124

STATE OF ALABAMA

ACKNOWLEDGMENT

COUNTY OF BIBB

I, <u>R. Elaine Griffin</u>, a Notary Public in and for said County, in said State, hereby certify that **Paula M. Tall**, as Power of Attorney for **Thomas Fletcher**, whose name is signed to the foregoing conveyance, and who is known to me, or produced a driver's license and/or other picture identification, acknowledged before me on this day, that being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.

*

*

GIVEN under my hand and official seal this 27th day of September, 2016

(SEAL)

Notary Public, State at Large

My Commission Expires: 10-10-18

Real Estate Sales Validation Form

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

Grantor's Name	Thomas Fletcher, by and	Grantee's Name	Paula M. Tall
Mailing Address	through Paula M. Tall, as	Mailing Address	457 Weatherly Club Drive
	Power of Attorney		Pelham Alabama 35124
	457 Weatherly Club Drive		
	Pelham Alabama 35124		
Property Address	112 2nd Ave NE	Date of Sale	
Alabouster, M		Total Purchase Pr	ice \$
	35007		νου <u>Ψ</u>
29000356340 3/3 \$88 00		Actual Value	
29000356340 3/3 \$88 .00		or	
/ Cnty Judge of Probate	, AL	Assessor's Marke	t Value <u>\$ (ゅんてつ</u>)
2016 09:21:27 AM FILED The nurchase price		his form can be verifie	d in the following documentary
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Bill of Sale		Appraisal	
Sales Contract		X_Other	Heirship property
Closing St	atement		
		rdation contains all of t	he required information referenced
above, the filing o	f this form is not required.	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·
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property and their	current mailing address.		
Grantee's name a	nd mailing address - provide t	he name of the persor	n or persons to whom interest to
property is being	conveyed.		
Property address	- the physical address of the p	property being conveye	ed, if available.
Date of Sale - the	date on which interest to the	property was conveyed	j.
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•	of Alabama 1975 § 40-22-1 (h		
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I attest, to the bes	t of mv knowledge and belief t	that the information co	ntained in this document is true and
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of the penalty indi	Cated III Code of Alabama 137	<u>5</u> 9 40-22-1 (11).	
Date		Print	
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<u>X</u> Unattested	(verified by)	Sign	
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