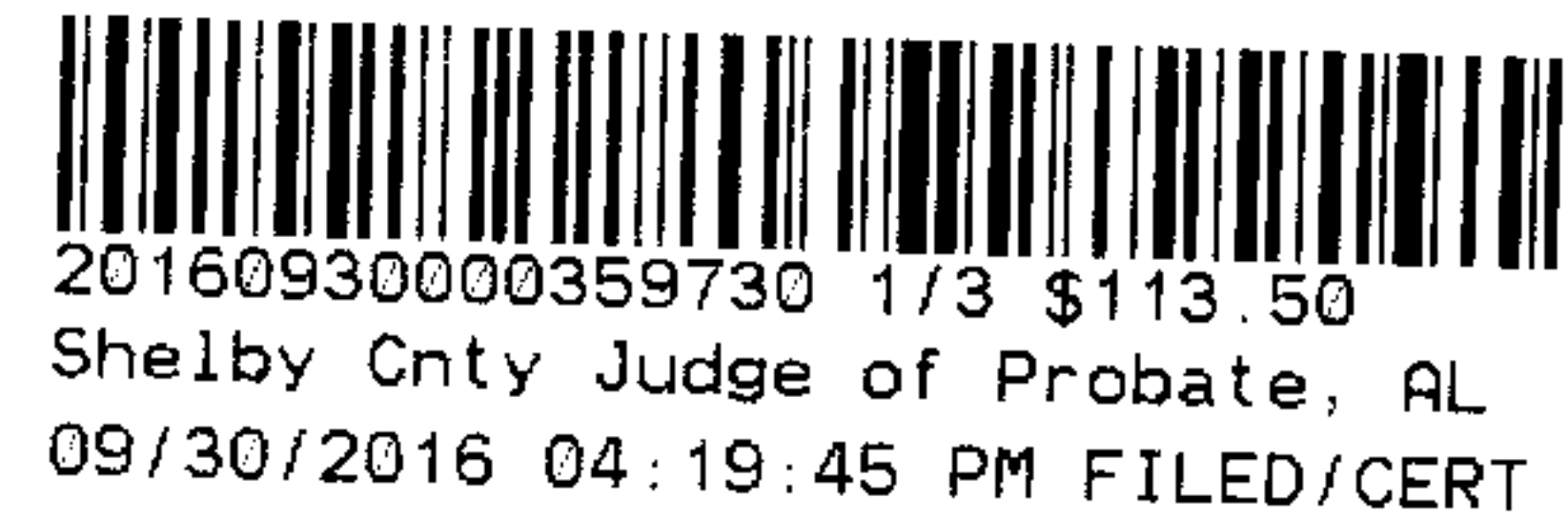


THIS INSTRUMENT PREPARED BY:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

SENT TAX NOTICE TO:
David Bradshaw
165 Cresthaven Dr.
Calera, AL 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY)



That in consideration of **ONE HUNDRED EIGHTY FIVE THOUSAND AND NO/100-----DOLLARS (\$185,000.00)**, to the undersigned grantor, **C. ANDREW GRAYSON, Executor of the Estate of Janice Wood Grayson, Deceased, Jefferson County, Alabama, Probate Case No. 2016-227845**, (herein referred to as **GRANTOR**), in hand paid by **DAVID BRADSHAW and DONNA BRADSHAW** (herein referred to as **GRANTEE**), the receipt of which is hereby acknowledged, the said **C. ANDREW GRAYSON, Executor of the Estate of Janice Wood Grayson, Deceased**, does by these presents, grant, bargain, sell and convey unto the said **DAVID BRADSHAW and DONNA BRADSHAW**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to taxes for 2017 and subsequent years, easements, restrictions, rights of way and permits of record.

\$92,500.00 of the above recited purchase price is being paid by a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said Grantee, its successors 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 29th day of - September, 2016.

ESTATE OF JANICE WOOD GRAYSON, DECEASED

BY: C. Andrew Grayson, EXECUTOR
C. Andrew Grayson, Executor

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **C. Andrew Grayson, as Executor of the Estate of Janice Wood Grayson, deceased** and who is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily in his capacity as Executor on the day the same bears date.

Given under my hand and official seal this 29th day of September, 2016.

William R. Justice
Notary Public

My Commission Expires: 9-11-19

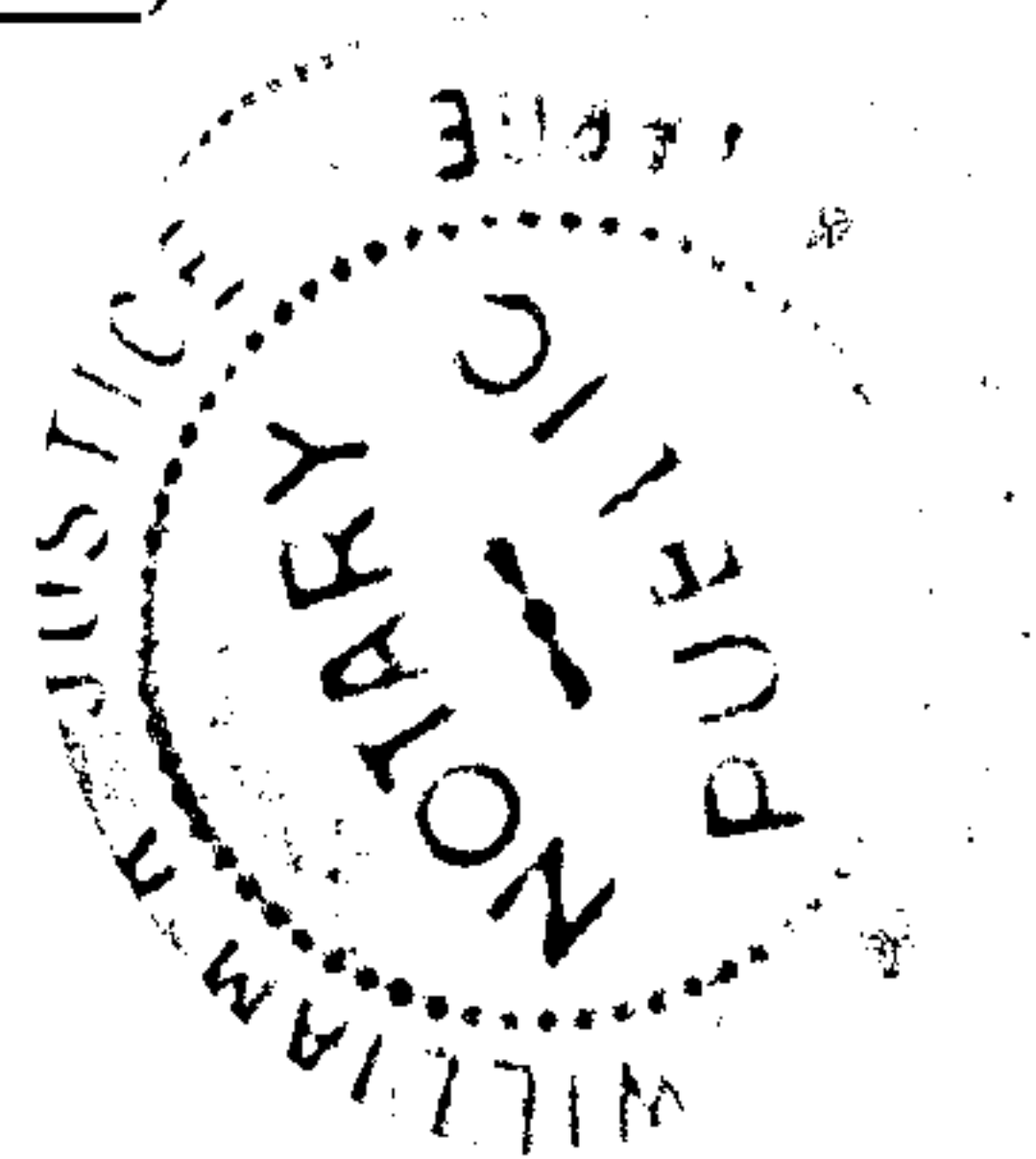


EXHIBIT "A"
LEGAL DESCRIPTION

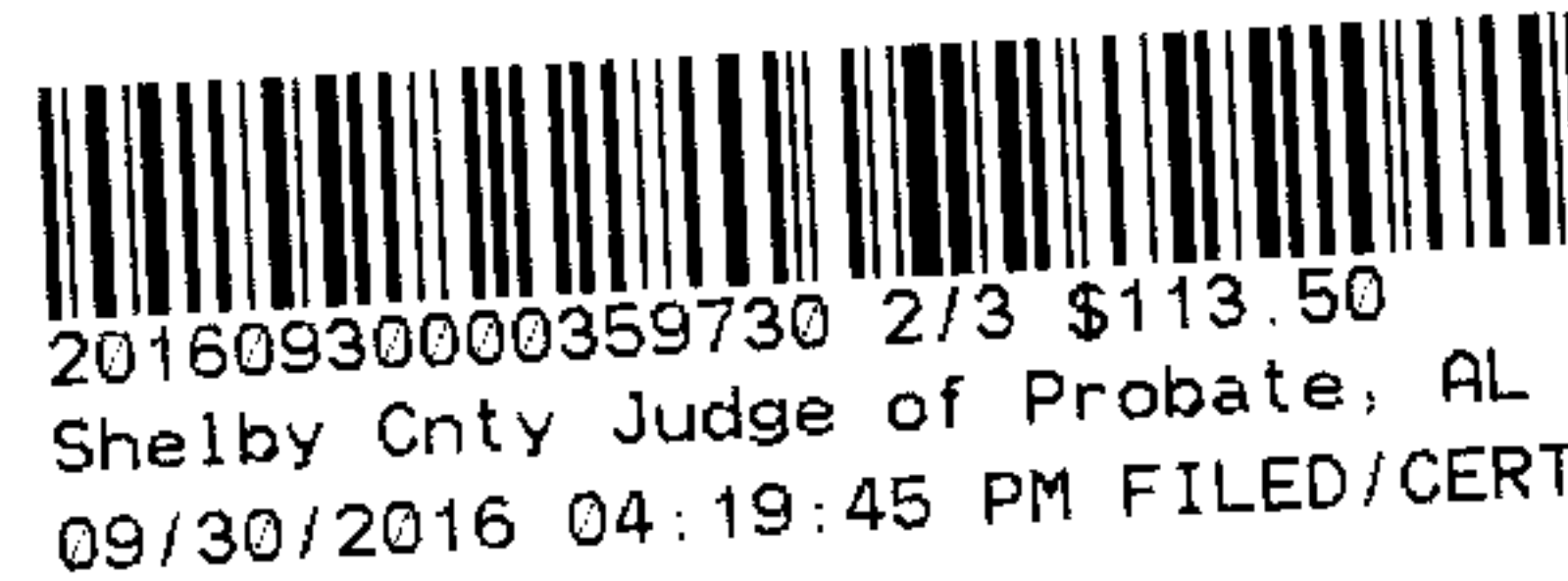
BEGIN at the SE Corner of the NW 1/4 of the SE 1/4 of Section 3, Township 24 North, Range 13 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N90°00'00"W, a distance of 1318.91'; thence N03°46'37"W, a distance of 952.02'; thence N07°47'57"W, a distance of 322.28'; thence S85°42'30"E, a distance of 84.51'; thence N01°20'41"W, a distance of 70.00'; thence S88°34'02"E, a distance of 1482.47'; thence S04°09'25"E, a distance of 210.03'; thence N89°51'40"E, a distance of 209.92'; thence S04°06'02"E, a distance of 1095.80'; thence N89°12'26"W, a distance of 442.82' to the POINT OF BEGINNING.

Said Parcel containing 51.98 acres, more or less.

NOTE:

This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.

CAG



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Estate of Janice W. Grayson
Mailing Address 2744 Milner Court So., Apt. A
Birmingham, AL 35205

Grantee's Name: David Bradshaw & Donna Bradshaw
Mailing Address: 165 Cresthaven Dr.
Calera, AL 35040

Property Address: Calera, AL

Date of Sale 9-29-16
Total Purchase Price \$ 185,000.00


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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other -


20160930000359730 3/3 \$113.50
Shelby Cnty Judge of Probate, AL
09/30/2016 04:19:45 PM FILED/CERT

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 9-29-16

Sign C. Andrew Grayson, EXECUTOR
(Grantor/Grantee/Owner/Agent) circle one

Print C. ANDREW GRAYSON, EXECUTOR

☐ Unattested

(Verified by)