

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
William T. Aultman
121 Nearest Lane
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20161003000360210 1/3 \$71.00
Shelby Cnty Judge of Probate: AL
10/03/2016 10:17:50 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Fifty Thousand No/00 Dollars (\$50,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Grady Dooley, Jr. and wife, Janet Faye Dooley, (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **William T. Aultman, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2016 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

This deed also includes and conveys a dwelling on the property, to wit: One (1) 1981, 24x60 Destiny Mobile Home, Serial #010783995.

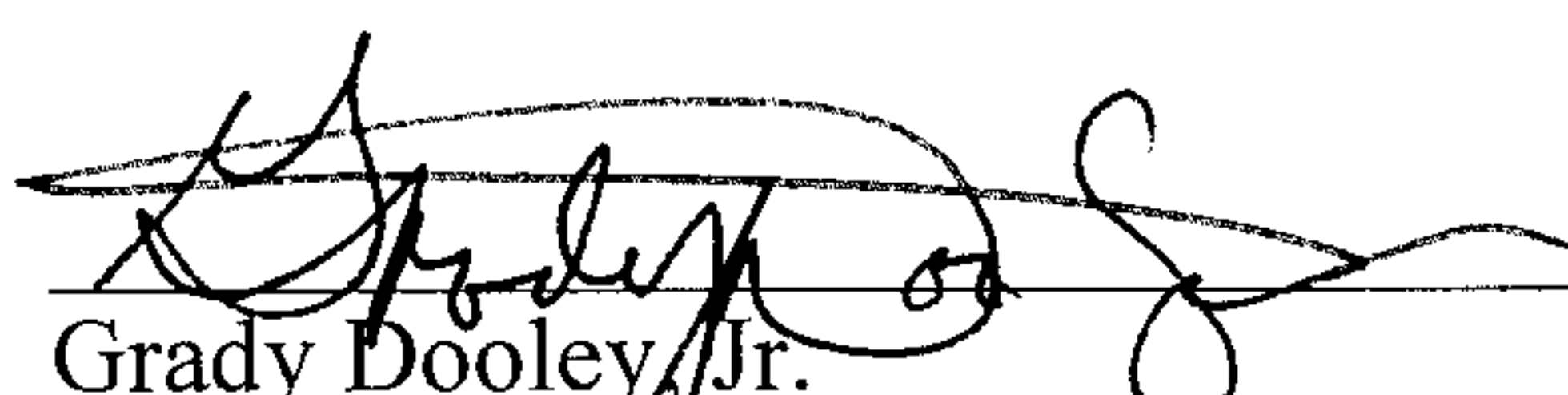
The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

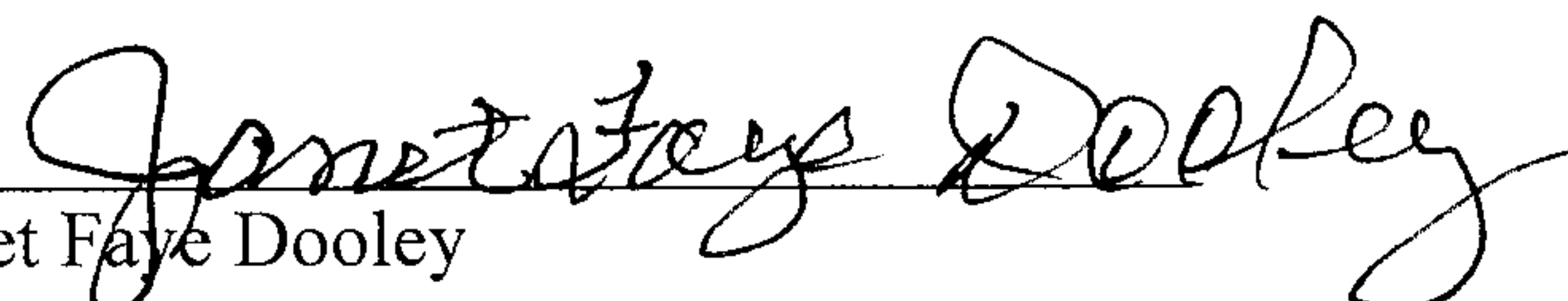
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, 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 23rd day of August, 2016.

Shelby County, AL 10/03/2016
State of Alabama
Deed Tax: \$50.00

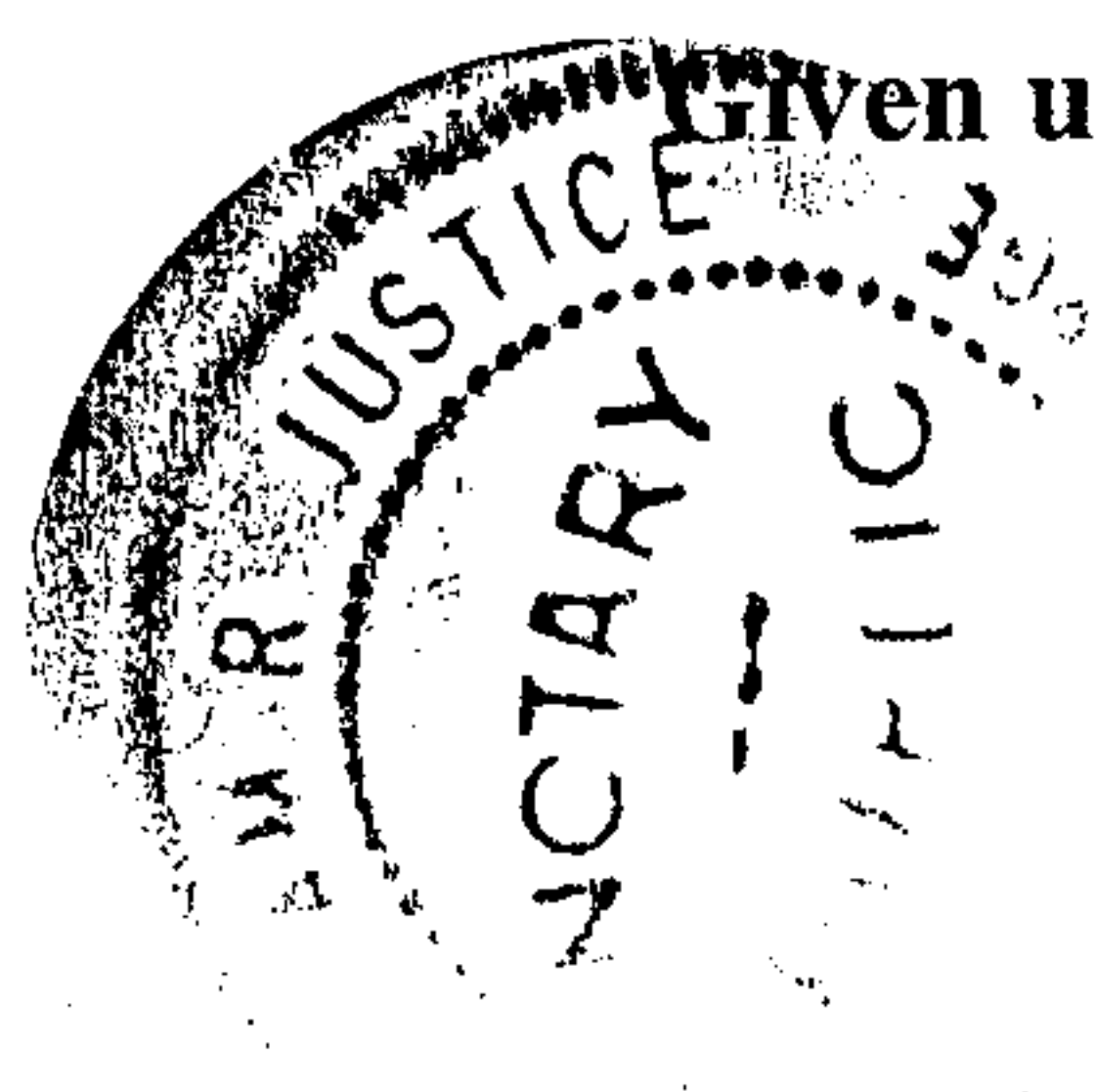

Grady Dooley, Jr.


Janet Faye Dooley

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Grady Dooley, Jr. and Janet Faye Dooley, who are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date..

Given under my hand and official seal this 23rd day of August, 2016.



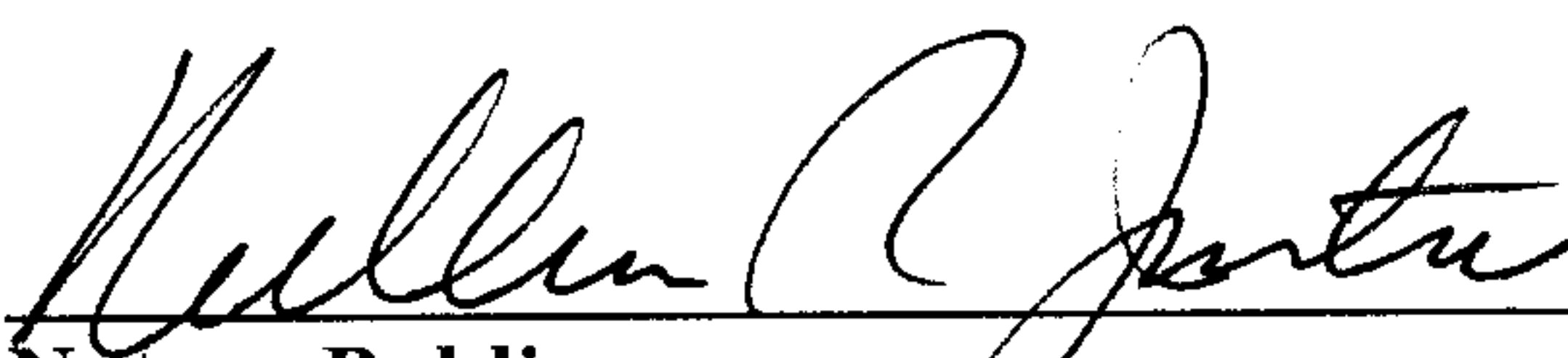

Notary Public
My Commission Expires: 9-11-19

EXHIBIT "A"
LEGAL DESCRIPTION



20161003000360210 2/3 \$71.00
Shelby Cnty Judge of Probate, AL
10/03/2016 10:17:50 AM FILED/CERT

PARCEL 1:

Commence at the NE corner of the SE 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 2 West and run thence South along the East line of said 1/4 - 1/4 Section a distance of 740.56 feet to the point of beginning of the parcel herein described; thence continue South along the East line of said 1/4 - 1/4 Section a distance of 230.92 feet; thence turn an angle of 126 deg. 14 min. to the right and run a distance of 519.94 feet; thence turn an angle of 75 deg. 57 min. to the right and run a distance of 192.00 feet; thence turn an angle of 104 deg. 03 min. to the right and run 430.06 feet to the point of beginning, according to survey of Frank Wheeler, Registered Land Surveyor.

PARCEL 2:

Commence at the NE corner of the SE1/4 of the NW1/4 of Section 14, Township 21 South, Range 2 West and run thence South along the East line of said 14 - 1/4 Section a distance of 971.48 feet; thence turn an angle of 126 deg. 14 min. to the right and run a distance of 519.94 feet to the point of beginning; thence continue along the same course a distance of 50 feet; thence turn an angle of 75 deg. 57 min. to the right and run a distance of 192 feet; thence turn an angle of 104 deg. 03 min. to the right and run a distance of 50 feet, more or less, to the NW corner of that certain parcel of land described in Deed Book 291, page 838 in the Probate Office of Shelby County, Alabama; thence turn an angle to the right and run Southerly along the Western boundary of said parcel a distance of 192 feet to the point of beginning.

LESS AND EXCEPT parcels described in Deed Book 319, Page 388 and in Instrument #20041201000656350.

ALSO, an easement for ingress, egress and utilities over and across the existing road known as Nearest Lane, leading southerly from Shelby County Highway No. 26 across and/or adjacent to the lands of the Grantors to the lands of the Grantees located in the SE 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 2 West; Grantors' said lands being described in deeds recorded in Deed Book 269, Page 393, and Deed Book 318, Page 987, in the Probate Office of Shelby County, Alabama; and Grantees' said lands being described in deeds recorded in Deed Book 291, page 838, and Deed Book 334, Page 981, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : <u>Grady Dooley, Jr.</u>	Grantee's Name: <u>William T. Aultman</u>
Mailing Address <u>30 Nearest Lane</u>	Mailing Address: <u>121 Nearest Lane</u>
<u>Columbiana, AL 35051</u>	<u>Columbiana, AL 35051</u>
Property Address: <u>121 Nearest Lane</u>	Date of Sale <u>8-23-16</u>
<u>Columbiana, AL 35051</u>	Total Purchase Price \$ <u>50,000.00</u>
	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 – Tax Assessor Records
☐ 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.

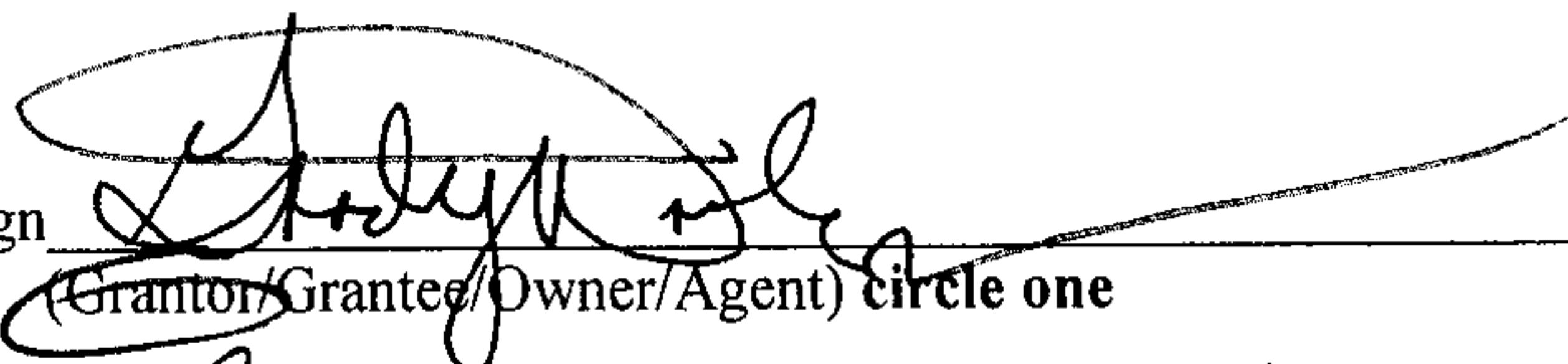
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 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 8-23-16

+ Sign 
(Grantor/Grantee/Owner/Agent) circle one
* Print GRADY DOOLEY JR

____ Unattested

(Verified by)