


This Instrument was Prepared by:

Send Tax Notice To: Billy J. Cline

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051


20161004000363450 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
10/04/2016 01:38:23 PM FILED/CERT

AL 210 Valentine Circle
Wilsonville AL 35186

File No.: S-16-23271

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Eight Thousand Dollars and No Cents (\$8,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Jimmy Aaron Abbott and Shirley Ann Abbott, husband and wife, whose mailing address is AL** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Billy J. Cline, whose mailing address is AL** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 196 Valentine Trail, Wilsonville, AL 35186**; to wit;

From the SE corner of the NW 1/4 of the NE 1/4 of Section 7, Township 21 South, Range 2 East, run West along the South boundary of said 1/4 -1/4 a distance of 47.21 feet; thence right 79 degrees 39 minutes a distance of 85.98 feet; thence left 90 degrees a distance of 35.00 feet to the point of beginning; thence right 90 degrees a distance of 200.00 feet; thence left 90 degrees a distance of 100.00 feet; thence left 90 degrees a distance of 146.83 feet; thence left 62 degrees a distance of 113.26 feet to the point of beginning.
Situated in Shelby County, Alabama.


Property may be subject to 2017 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of September, 2016.


Jimmy Aaron Abbott


Shirley Ann Abbott

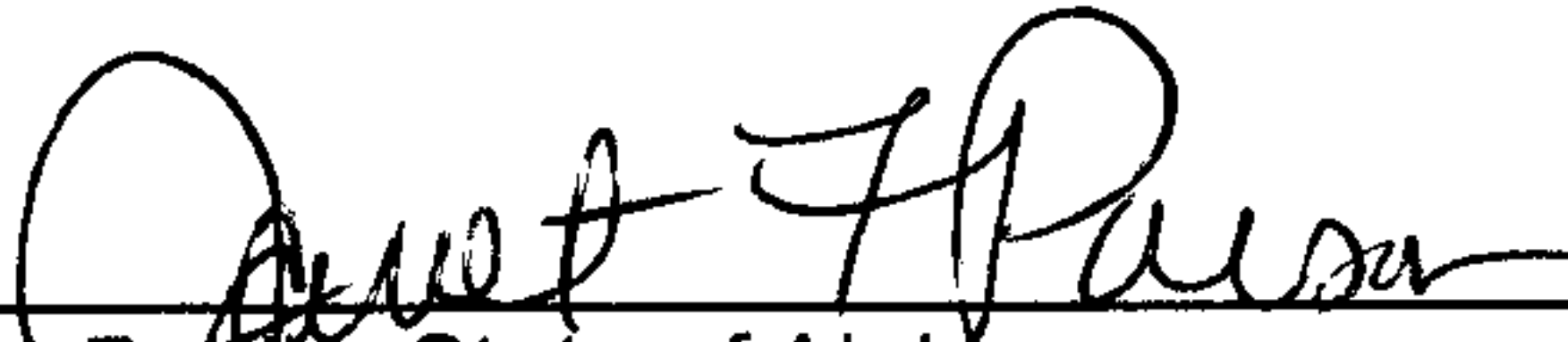
Shelby County, AL 10/04/2016
State of Alabama
Deed Tax: \$8.00

State of Alabama

County of Shelby

I, the undersigned authority, a Notary Public in and for the said County in said State, hereby certify that Jimmy Aaron Abbott and Shirley Ann Abbott, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of September, 2016


Notary Public, State of Alabama
the undersigned authority
My Commission Expires: 10/4/16

Real Estate Sales Validation Form

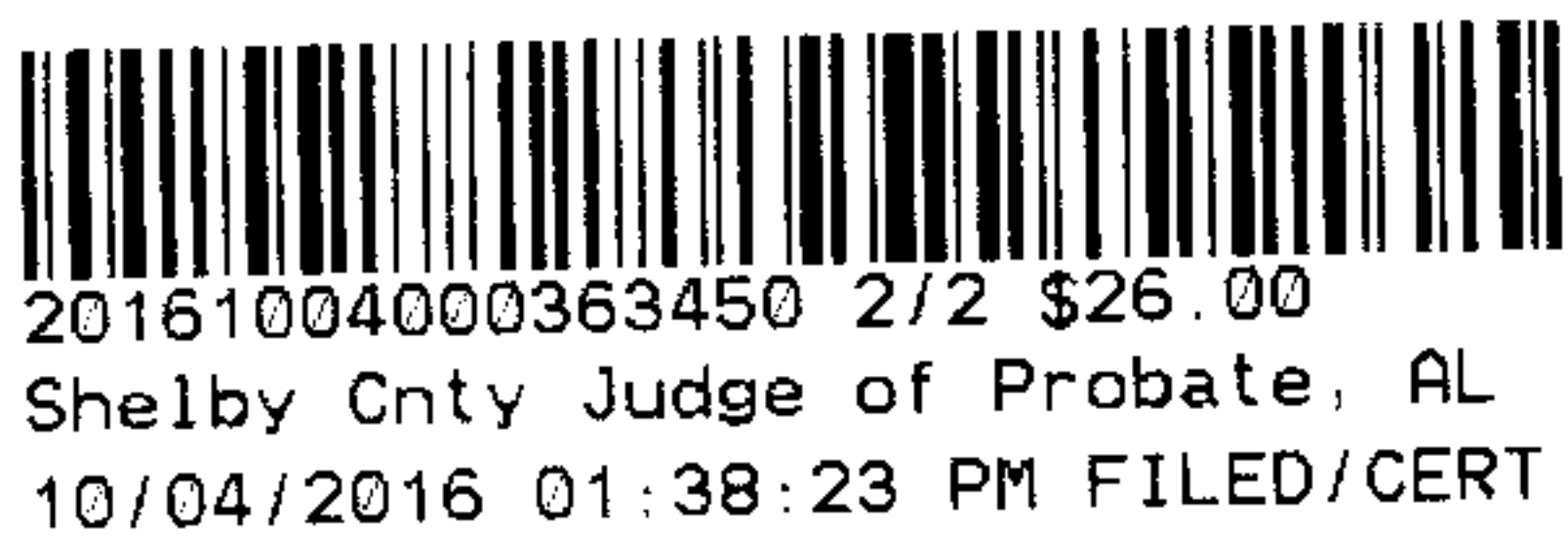
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Jimmy Ann Abbott
Mailing Address 592 Hwy 81
Vincent AL 35180

Grantee's Name Billy J. Cline
Mailing Address 210 Valentine Circle
Wilsonville AL 35180

Property Address _____

Date of Sale _____
Total Purchase Price \$ 8,000.00
Or
Actual Value \$ _____
Or
Assessors 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

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 9/30/16

Unattested _____
(verified by)

Print Billy J Cline
Sign Billy J Cline
(Grantor/Grantee/Owner/Agent) circle one