

This instrument was prepared by:  
Mike T. Atchison  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:  
Jeffry Cates  
124 Washboard Road  
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the division of property pursuant to the terms and conditions of the Last Will and Testament of Jackie H. Cates, deceased, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Jeffry C. Cates, as Personal Representative of the Estate of Jackie H. Cates, deceased, Probate Case No. PR-2016-000014, in the Probate Office of Shelby County, Alabama,** grant, bargain, sell and convey unto **Jeffry C. Cates**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

The SE ¼ of the SE ¼, Section 13, Township 21 South, Range 1 West, lying Southeast of State Highway 25; All of the S ½ of the SW ¼ of Section 18, Township 21 South, Range 1 East. Situated in Shelby County, Alabama.

LESS AND EXCEPT that property previously conveyed to Jeffry C. Cates and wife, Zela M. Cates, by deed recorded in Instrument #2000-32296, in Probate Office.

LESS AND EXCEPT that property previously conveyed to Anthony B. Thompson and Julie A. Thompson, by deed recorded in Instrument #20130218000067700, in Probate Office.

LESS AND EXCEPT that property previously conveyed to Cynthia Harcourt and R. David Harcourt, by deed recorded in Instrument #20140217000042640, in Probate Office.

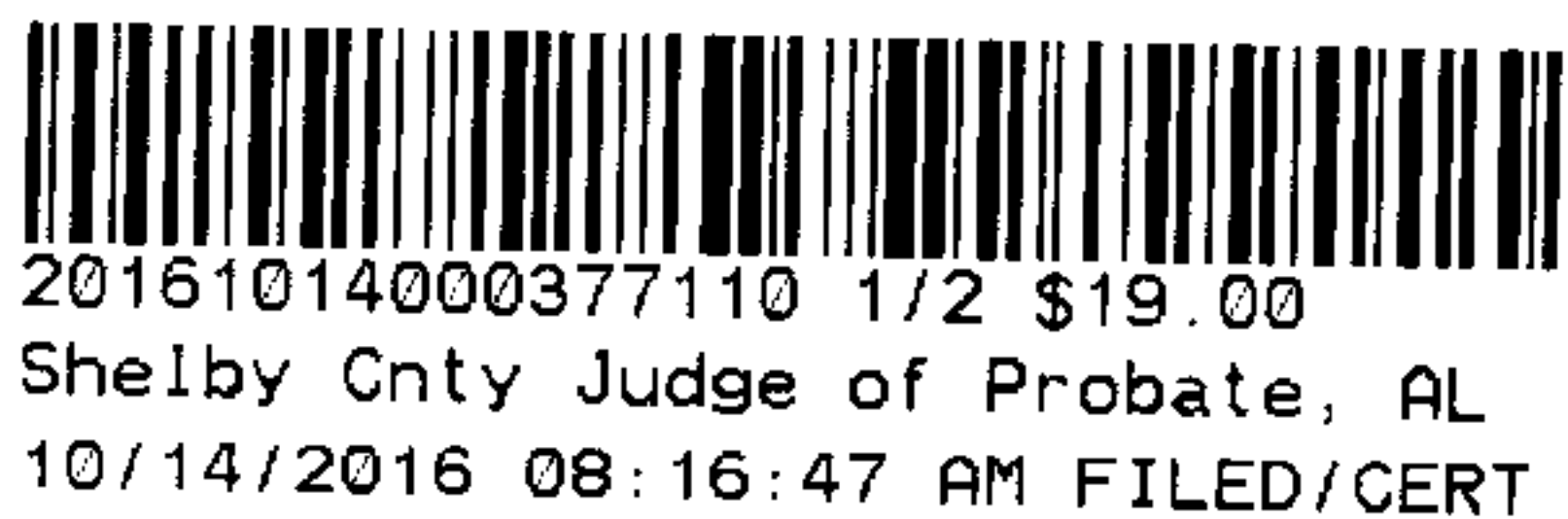
Subject to taxes for 2016 and subsequent years, restrictions, easements and rights of way of record.

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 26<sup>th</sup> day of September, 2016.

The Estate of Jackie H. Cates, deceased,  
Probate Case No. PR-2016-000014, in the  
Probate Office of Shelby County, Alabama.



[Signature]  
By Jeffry C. Cates, its Personal Representative

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jeffry C. Cates, whose name as Personal Representative of the Estate of Jackie H. Cates, deceased, Probate Case No. PR-2016-000014, 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, in his capacity as such Personal Representative, executed the same voluntarily on the day the same bears date, for and as the act of said estate.

Given under my hand and official seal this 26<sup>th</sup> day of September 2016.

[Signature]  
Notary Public

My Commission Expires: 10/14/16



## Real Estate Sales Validation Form

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

Grantor's Name Estate of Jackie Cates  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Grantee's Name Jeffrey C. Cates  
Mailing Address 124 Washburn Rd  
Columbiana AL 35057  
\_\_\_\_\_

Property Address Vacant and  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale divi 9/26/14  
Total Purchase Price \$ \_\_\_\_\_  
Or  
Actual Value \$ \_\_\_\_\_  
Or  
Assessors Market Value \$ 314,100.00

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  
x Other  
division of estate

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 9/26/14

Print Mike T. Atchison

\_\_\_\_ Unattested \_\_\_\_\_  
(verified by)

Sign \_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one

