

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

Send Tax Notice to:
Calvin Lovelady
7363 Highway 61
Wilsonville, AL 35186

WARRANTY DEED

20161020000386470 1/3 \$43.50
Shelby Cnty Judge of Probate, AL
10/20/2016 02:40:49 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE AND NO/00 (\$1.00) and exchange of like kind property of substantially equal value, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Donald R. Lansford and wife, Deborah C. Lansford, (herein referred to as grantor, whether one or more) do grant, bargain, sell and convey unto, Calvin Lovelady (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 taxes for 2016 and subsequent years, easements, restrictions, rights of way and permits of record.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

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 22nd day of September, 2016.

Shelby County, AL 10/20/2016
State of Alabama
Deed Tax: \$22.50

Donald R. Lansford

Deborah C. Lansford

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Donald R. Lansford and Deborah C. Lansford, whose names 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 22nd day of September, 2016.

William R. Justice
Notary Public

My Commission Expires: 9-11-19

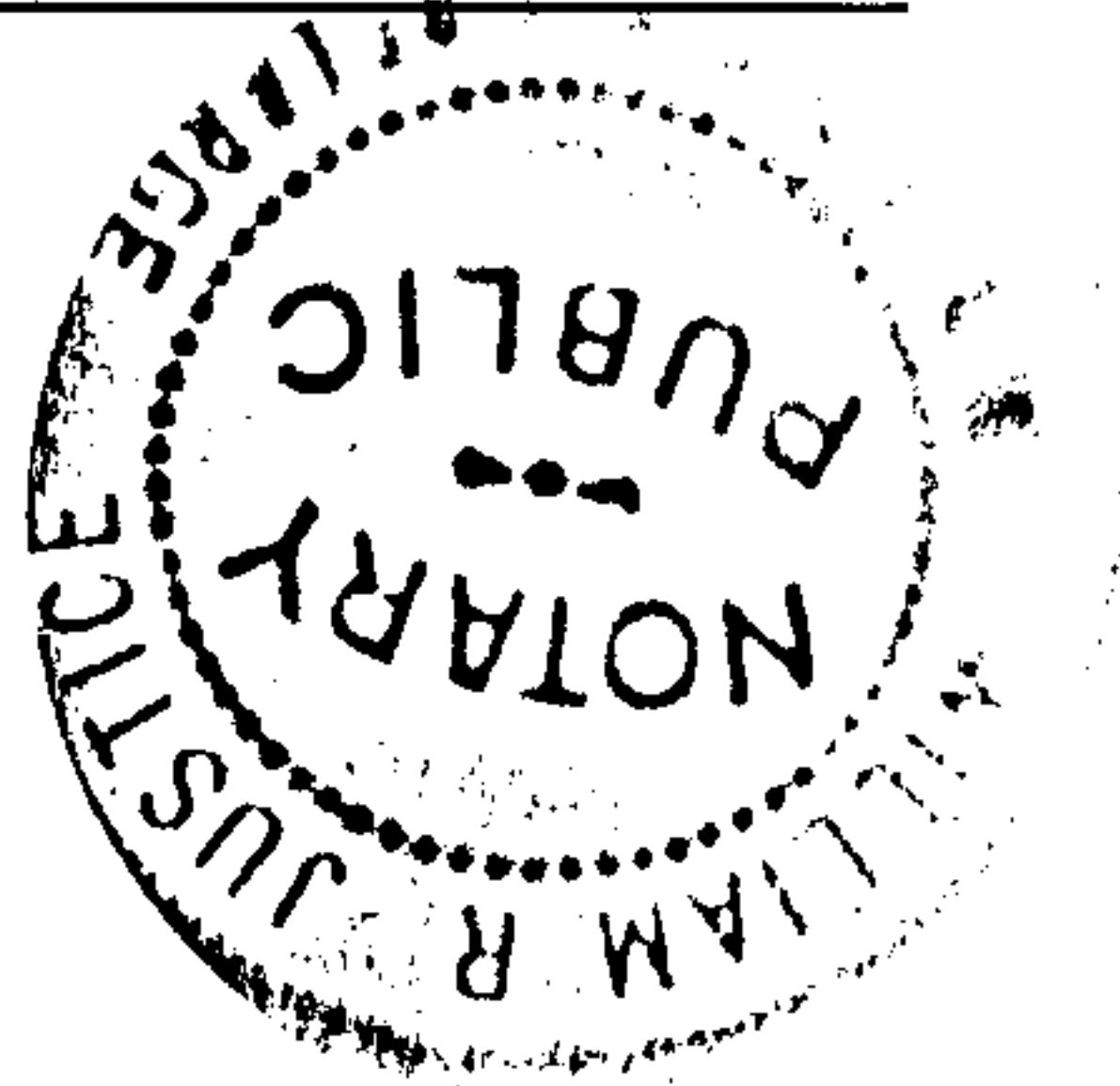
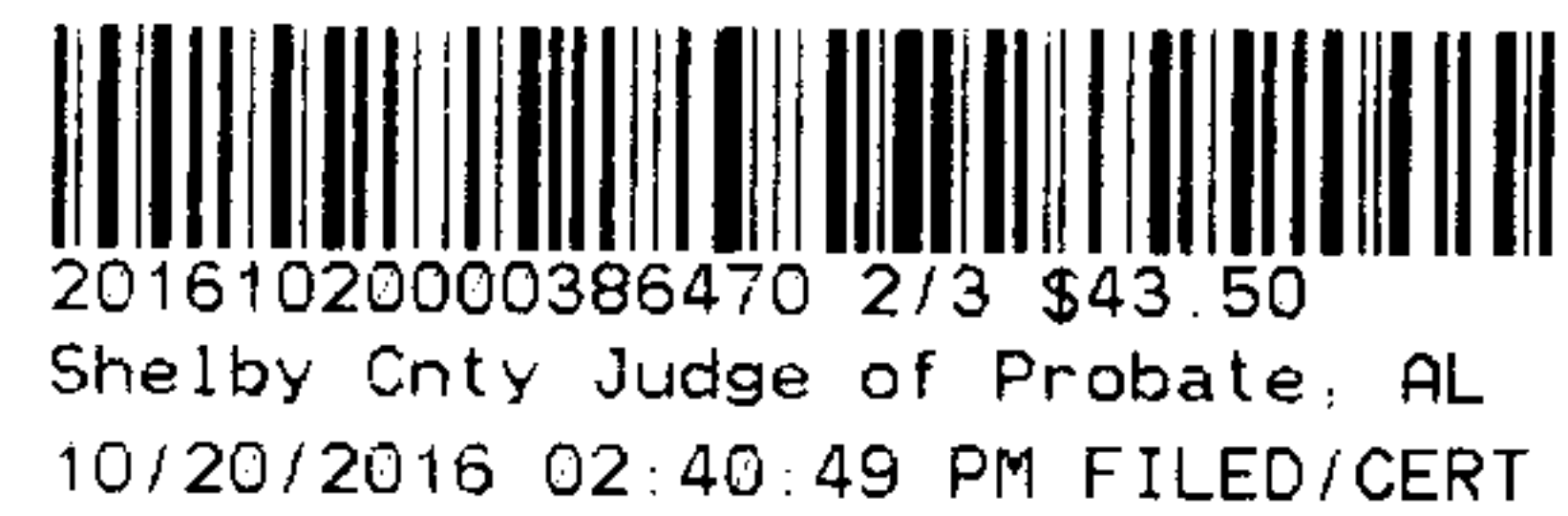


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at a 1/2" pipe in place being the Southwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 14, Township 21 South, Range 1 East, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 00° 36' 21" East along the West boundary of said 1/4 - 1/4 Section for a distance of 185.97 feet (Set 1/2" rebar); thence proceed North 88° 25' 47" East for a distance of 1101.16 feet; thence proceed South 34° 36' 09" East for a distance of 179.81 feet; thence proceed South 86° 45' 49" West along the South boundary of said 1/4 - 1/4 section for a distance of 1206.75 feet to the point of beginning.

The above described land is located in the Northeast 1/4 of the Northwest 1/4 of Section 14, Township 21 South, Range I East, 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: Donald R. & Deborah C. Lansford
Mailing Address 2125 Sun Valley Road
Harpersville, AL 35078

Grantee's Name Calvin Lovelady
Mailing Address 7363 Hwy 61
Wilsonville, AL 35186

Property Address Hwy 61, Wilsonville, AL

Date of Sale 9-22-16

Total Purchase Price \$ _____

or

Actual Value \$ _____

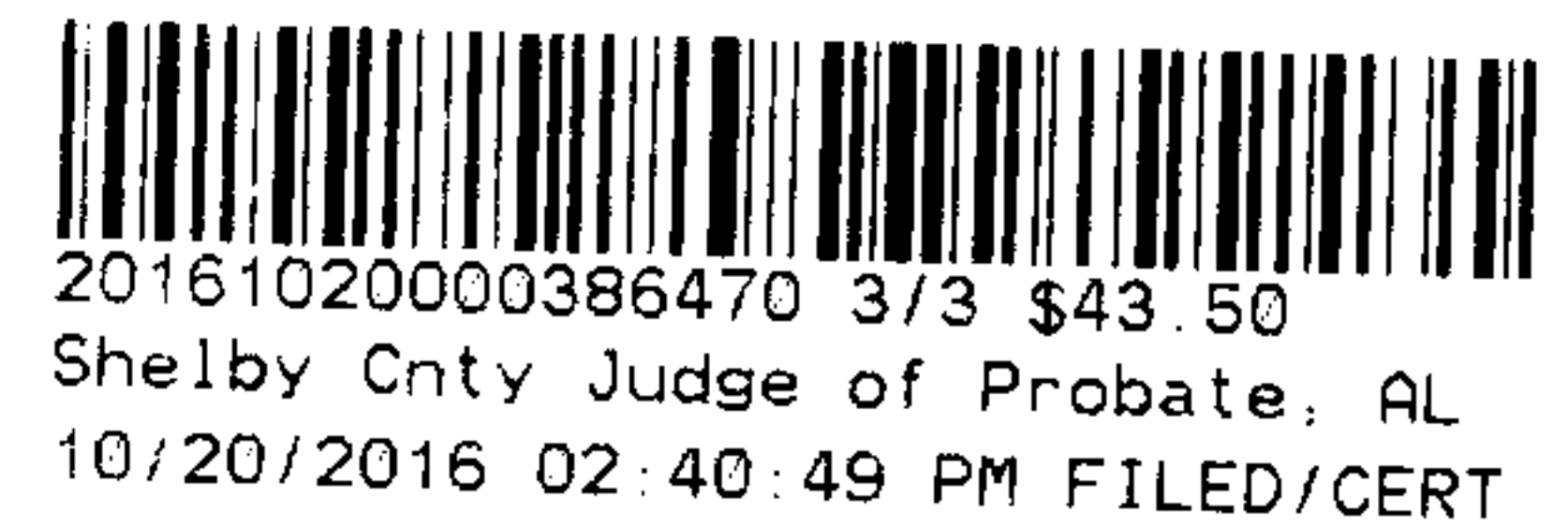
or

Assessor's Market Value \$ 22,350.00

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
☒ Other - Deed of Conveyance



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 9-22-16

Sign Donald R Lansford
(Grantor/Grantee/Owner/Agent) circle one

Print Donald R. LANSTORD

☐ Unattested

(Verified by)