

This Instrument was Prepared by:

Send Tax Notice To: Cody M. McCandless

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

4781 Hwy 83  
Vincent AL 35778

File No.: S-16-23267

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Sixteen Thousand Five Hundred Dollars and No Cents (\$116,500.00)**, 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, **Josh C. Fields and Kristin H. Fields**,\* (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Cody M. McCandless**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

\*Husband and Wife

SEE EXHIBIT "A" ATTACHED HERETO

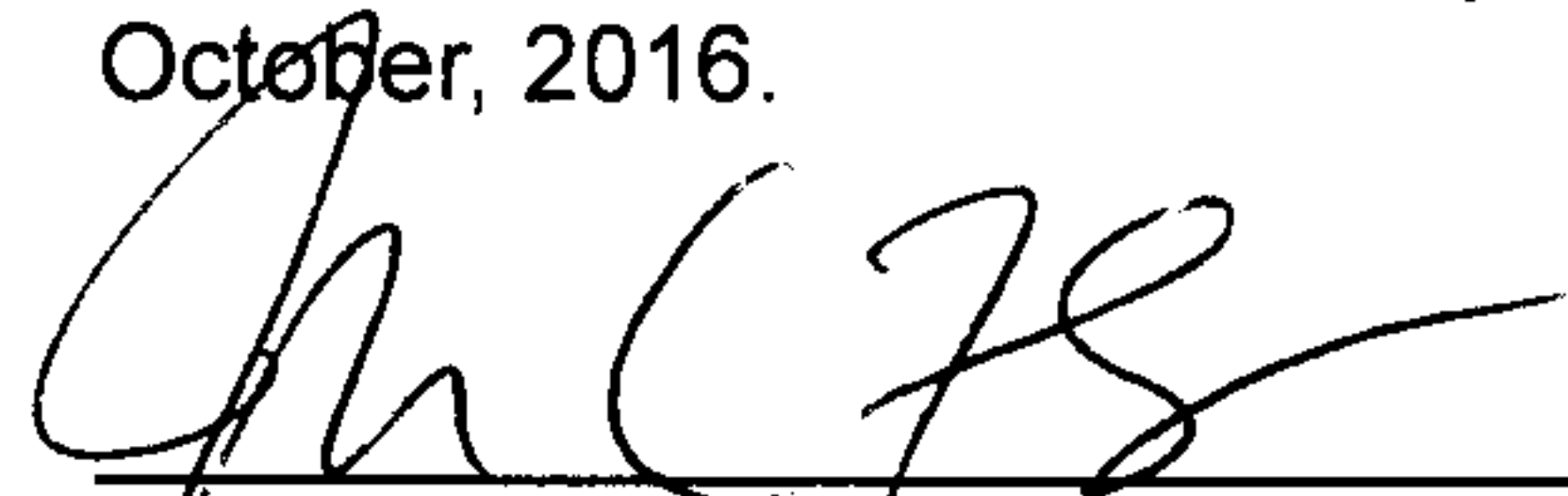
**Property may be subject to 2017 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**\$117,676.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

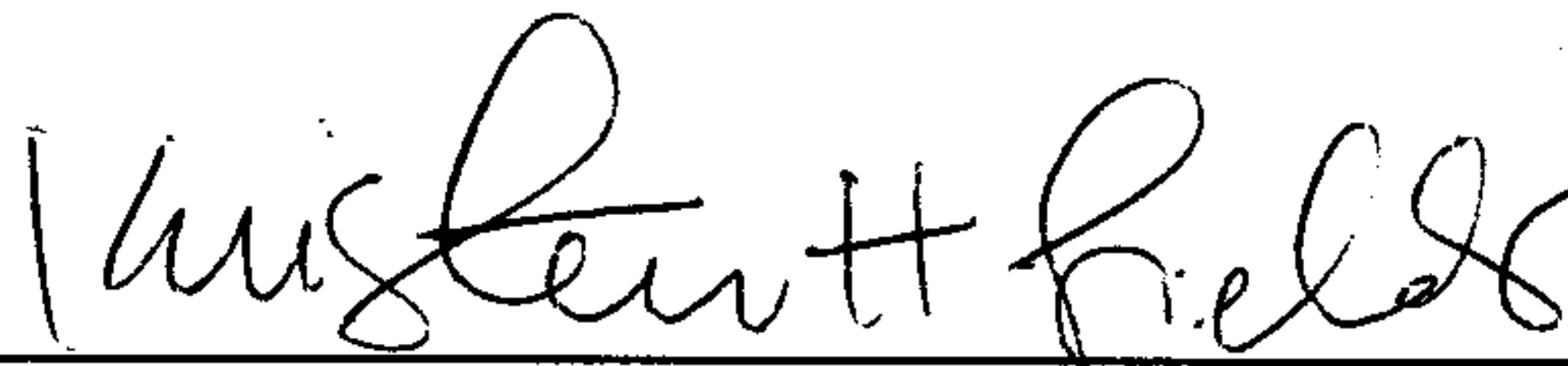
TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, 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 28th day of October, 2016.



Josh C. Fields



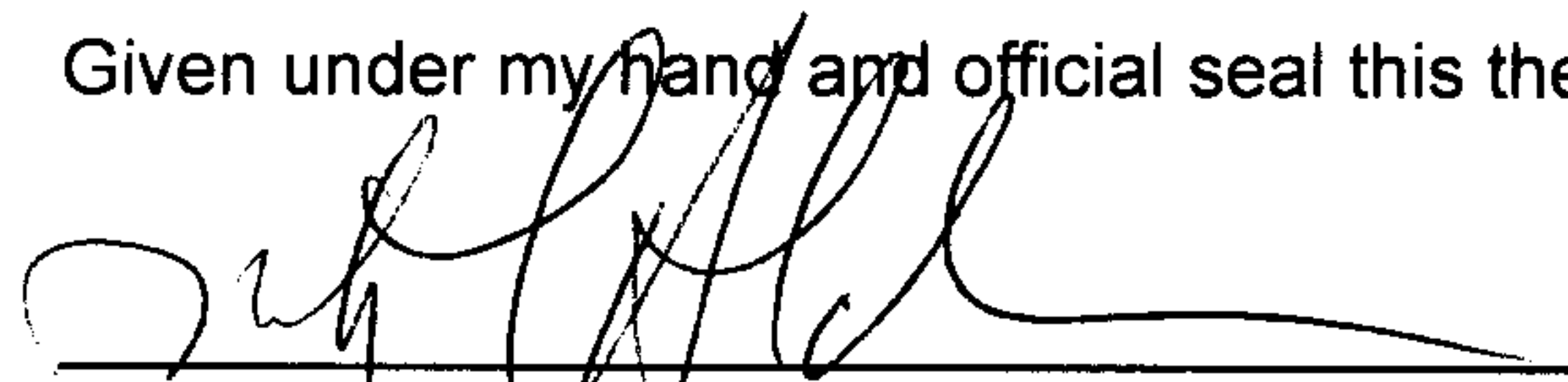
Kristin H. Fields

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Josh C. Fields and Kristin H. Fields, 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.

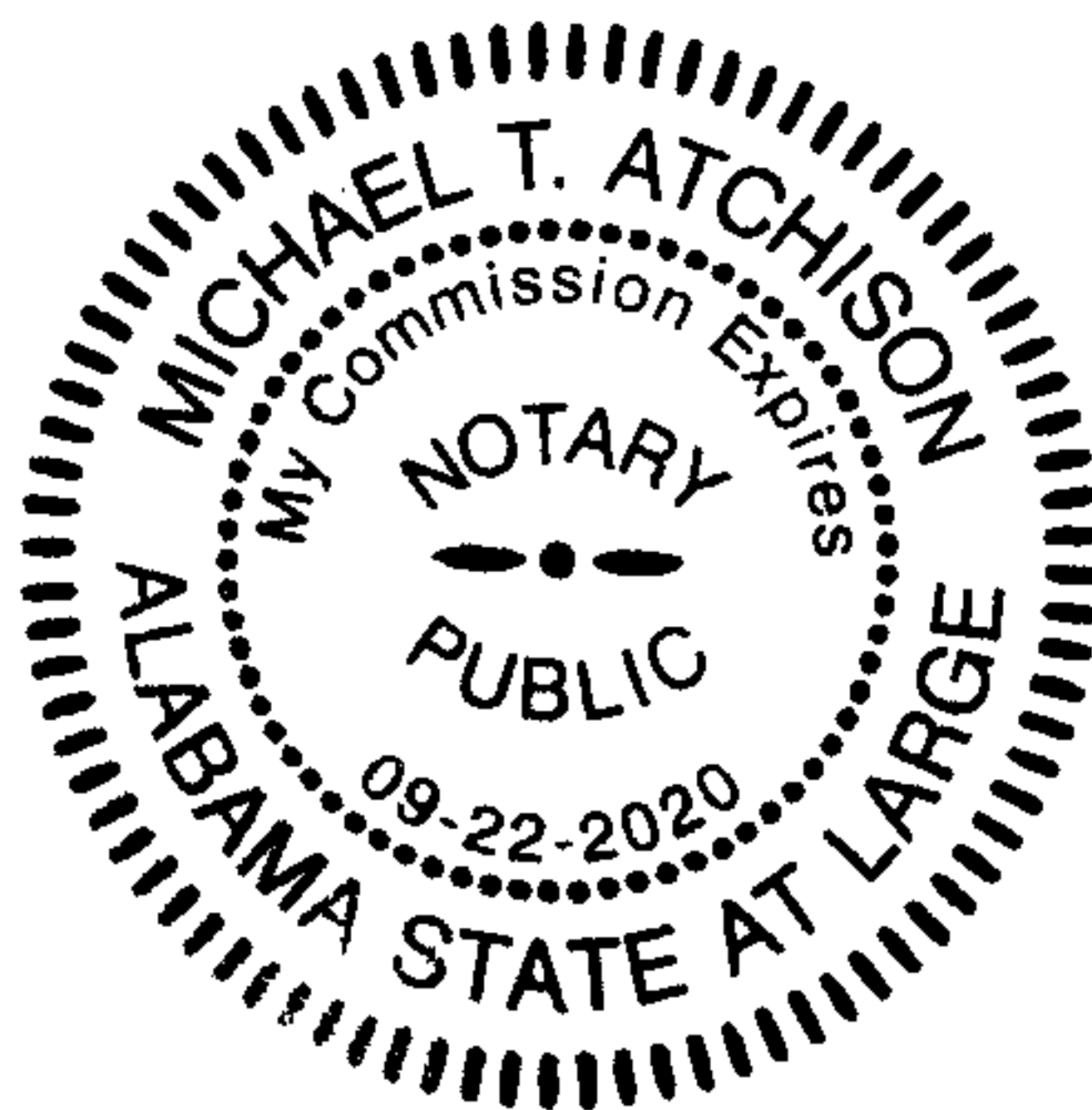
Given under my hand and official seal this the 28th day of October, 2016.



Notary Public, State of Alabama

Mike T. Atchison

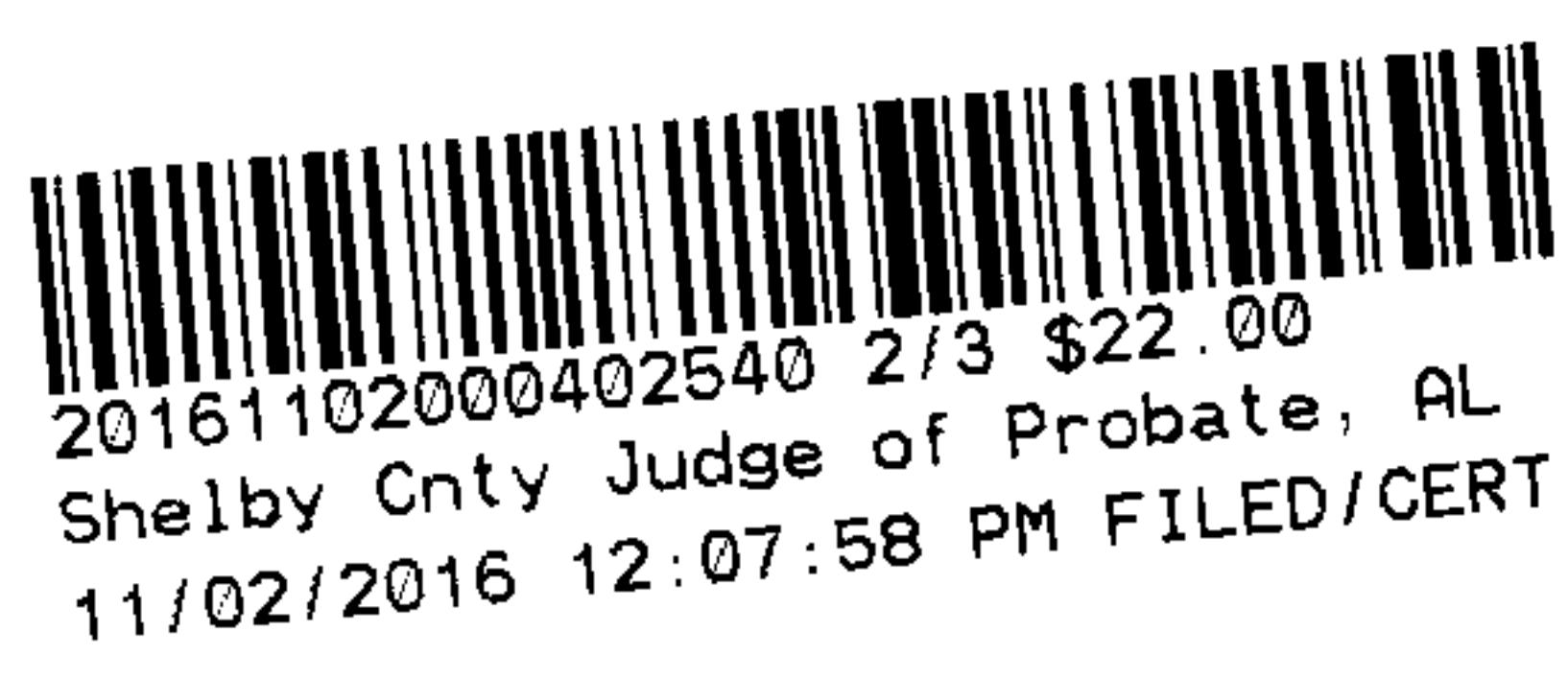
My Commission Expires: September 22, 2020



20161102000402540 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
11/02/2016 12:07:58 PM FILED/CERT

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Begin at the Northeast corner of the North-East quarter of the North-East quarter of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama; thence in a southerly direction along the East line of said quarter-quarter section 555.2 feet; thence turn right 90 degrees 00 minutes in a westerly direction 502.00 feet to a point in the right of way of a public road (County Highway 83); thence turn right 90 degrees 00 minutes in a northerly direction along a line within said right of way 13.00 feet to the point of beginning; thence continue in a northerly direction along same line 120.00 feet; thence turn right 90 degrees 00 minutes in an easterly direction 102.00 feet; thence turn left 90 degrees 00 minutes in a northerly direction 97.00 feet; thence turn right 90 degrees 00 minutes in an easterly direction 104.00 feet; thence turn right 90 degrees 00 minutes in an southerly direction 97.00 feet; thence turn right 90 degrees 00 minutes in a westerly direction 10.00 feet; thence turn left 90 degrees 00 minutes in a southerly direction 69.00 feet; thence turn right 90 degrees 00 minutes in a westerly direction 72.00 feet; thence turn left 90 degrees 00 minutes in a southerly direction 62.50 feet; thence turn right 95 degrees 17 minutes 55 seconds in a westerly direction 124.53 feet to the point of beginning.  
According to the survey of W. M. Varnon, dated April 17, 2002.



## Real Estate Sales Validation Form

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

Grantor's Name Josh C. Fields  
Kristin H. Fields

Mailing Address 751 Highway 83  
Vincent AL 35178

Property Address 4781 Highway 83  
Vincent, AL 35178

Grantee's Name Cody M. McCandless  
4781 Hwy 83

Mailing Address Vincent AL 35178

Date of Sale October 28, 2016  
Total Purchase Price \$116,500.00

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 ☐ Appraisal  
☐ Sales Contract ☐ Other  
☐ 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 of the assessor's current market value.

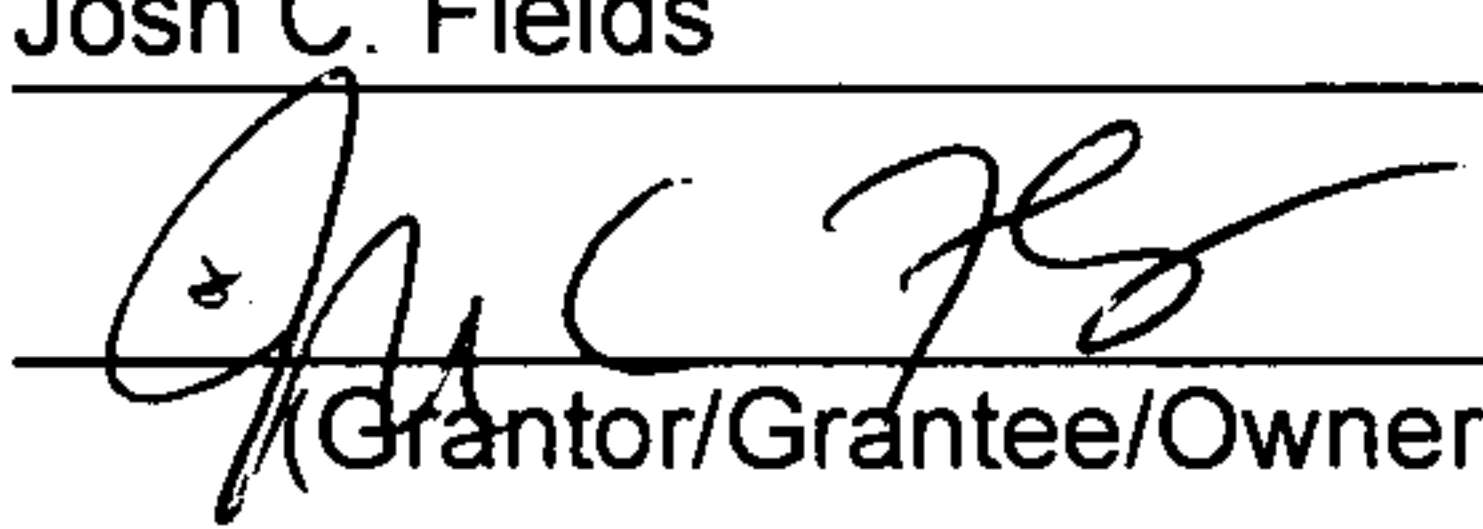
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 October 25, 2016

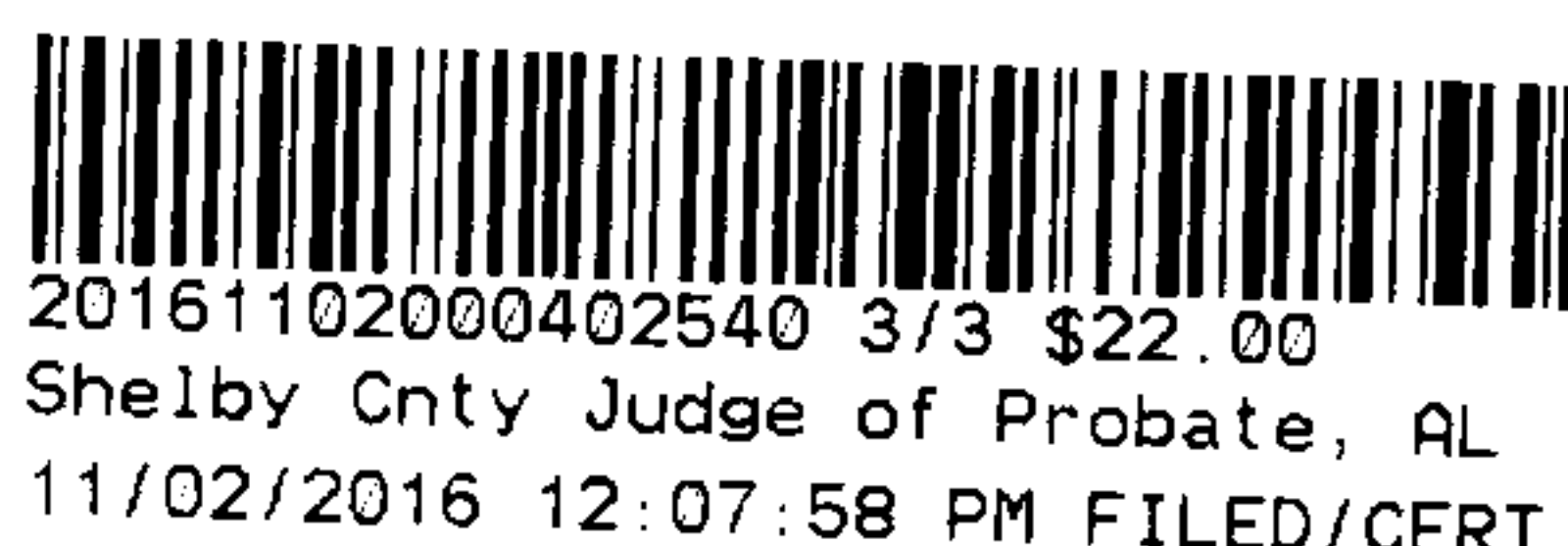
Print Josh C. Fields

Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Form RT-1