

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

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

Send Tax Notice to:
Vicky Lea Nash
7920 Hwy 22
Montevallo AL 35115

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED SIXTY THREE THOUSAND DOLLARS and NO/00 (\$163,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Betty S. Evans, a single woman*** (herein referred to as ***Grantors***), grant, bargain, sell and convey unto, ***Vicky Lea Nash*** (herein referred to as ***Grantee***), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

A part of the NE ¼ of the SW ¼ of Section 1, Township 22 South, Range 3 West. Commence at intersection east ROW of County Road #16 and South ROW of County Road #22, run East 700' to the POINT OF BEGINNING, continue East 280', South 650', West 280', North 650' to the POINT OF BEGINNING.

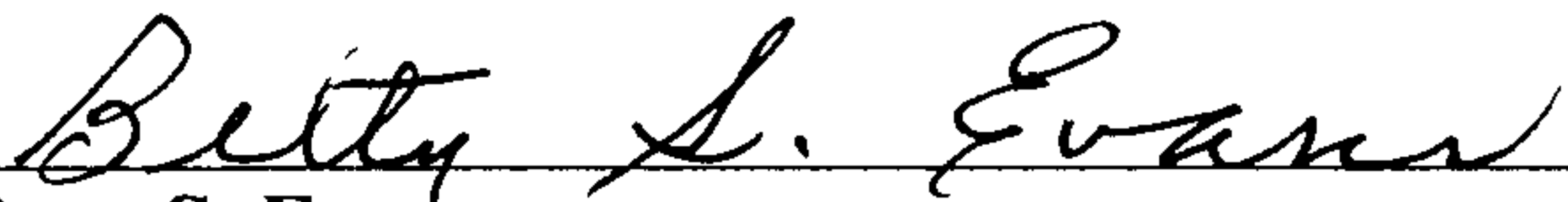
SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2016.
 - 2. Easements, restrictions, rights of way, and permits of record.
- Betty S. Evans is the surviving grantee in Real Book 335, Page 316, the other grantee, Thomas E. Evans is deceased having died on May 26, 2002.

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.

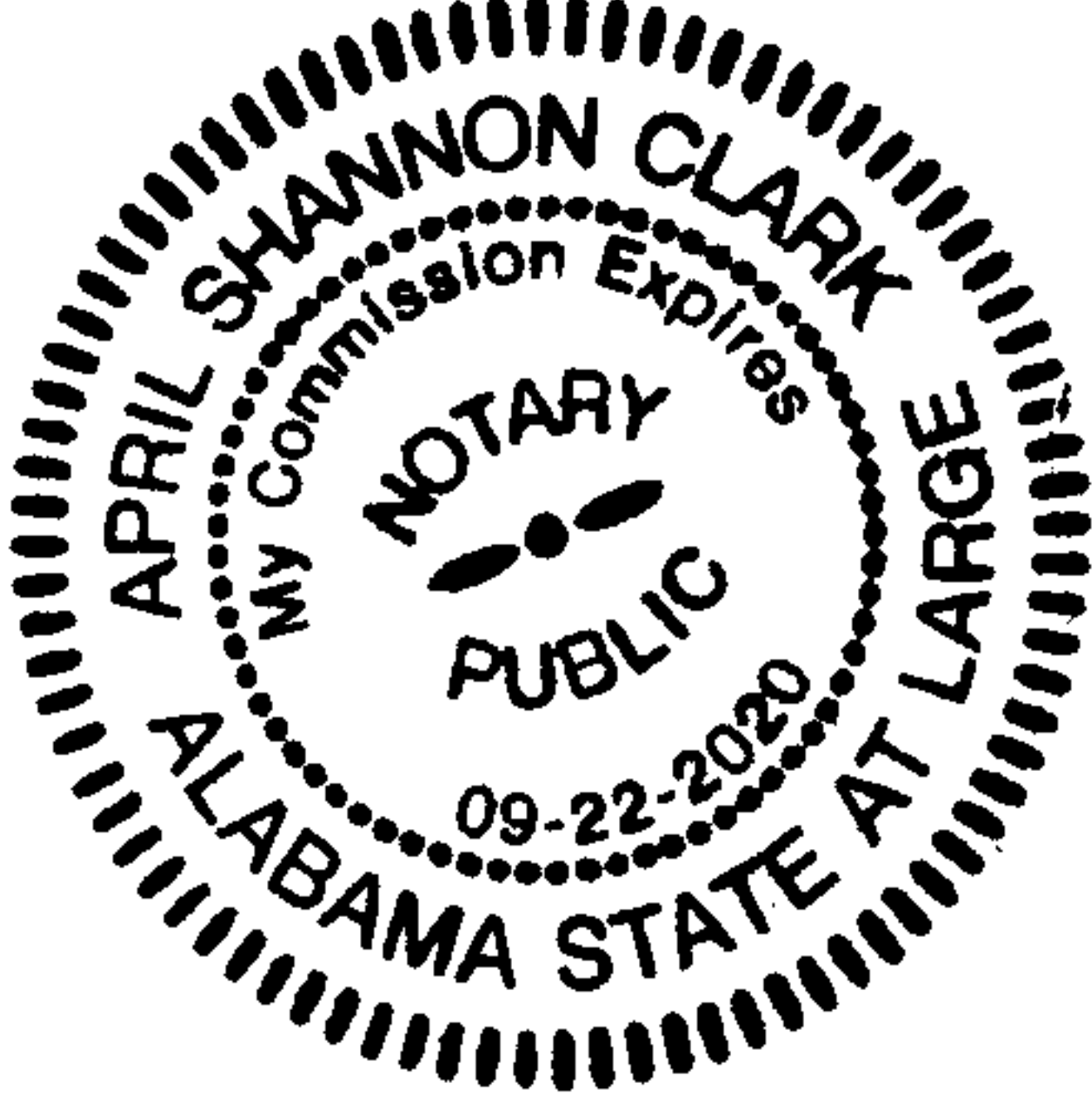
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26th day of October, 2016.


Betty S. Evans

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Betty S. Evans***, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of October, 2016.




Notary Public
My Commission Expires: 9/22/2020


20161102000402660 1/2 \$181.00
Shelby Cnty Judge of Probate, AL
11/02/2016 12:08:10 PM FILED/CERT

Shelby County, AL 11/02/2016
State of Alabama
Deed Tax:\$163.00

Real Estate Sales Validation Form

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

Grantor's Name Betty S. Evans
Mailing Address 7920 Hwy 22
Montevallo Ac
35115

Grantee's Name Vicky Lea Nash
Mailing Address 7920 Hwy 22
Montevallo Ac
35115

Property Address 7920 Hwy 22
Montevallo Ac

Date of Sale 10-24-16
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessors Market Value \$ 163,000.00

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 tax value

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, including 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).

Noted by _____
☐ Unattested _____
(verified by)

Print Betty S. Evans
Signature Betty S. Evans
(Grantor/Grantee/Owner/Agent) circle one