

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:

Blair Smith Parr
2591 Hwy 39
Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THREE HUNDRED THIRTY THOUSAND THREE HUNDRED FORTY DOLLARS and NO/00 (\$330,340.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Benjamin J. Craft, a single man** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Blair Smith Parr** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2016.
2. Easements, restrictions, rights of way, and permits of record.
3. Property constitutes no part of the homestead of the Grantor herein.

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 28th day of October, 2016.


Benjamin J. Craft

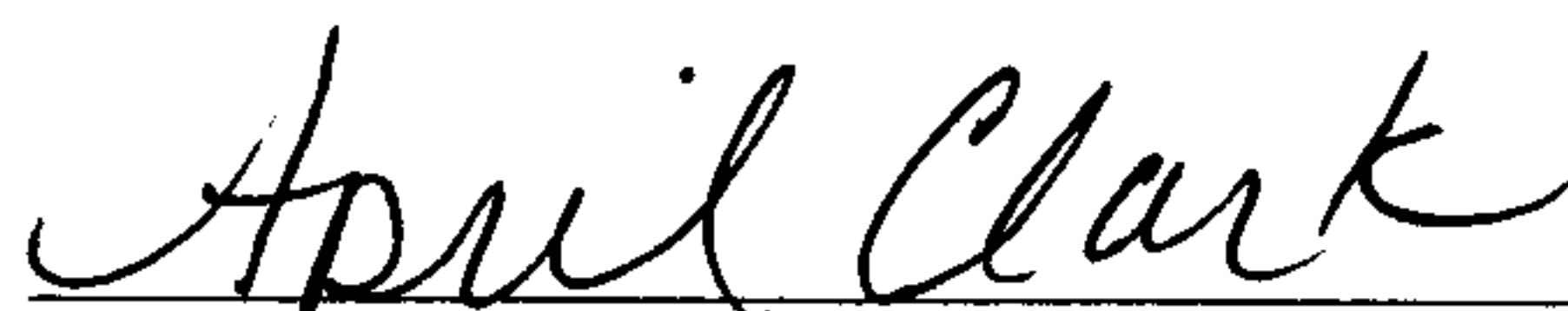
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Benjamin J. Craft**, whose names are 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, they executed the same voluntarily on the day the same bears date.

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



Shelby County, AL 11/02/2016
State of Alabama
Deed Tax: \$330.50



Notary Public

My Commission Expires: 9/22/2020

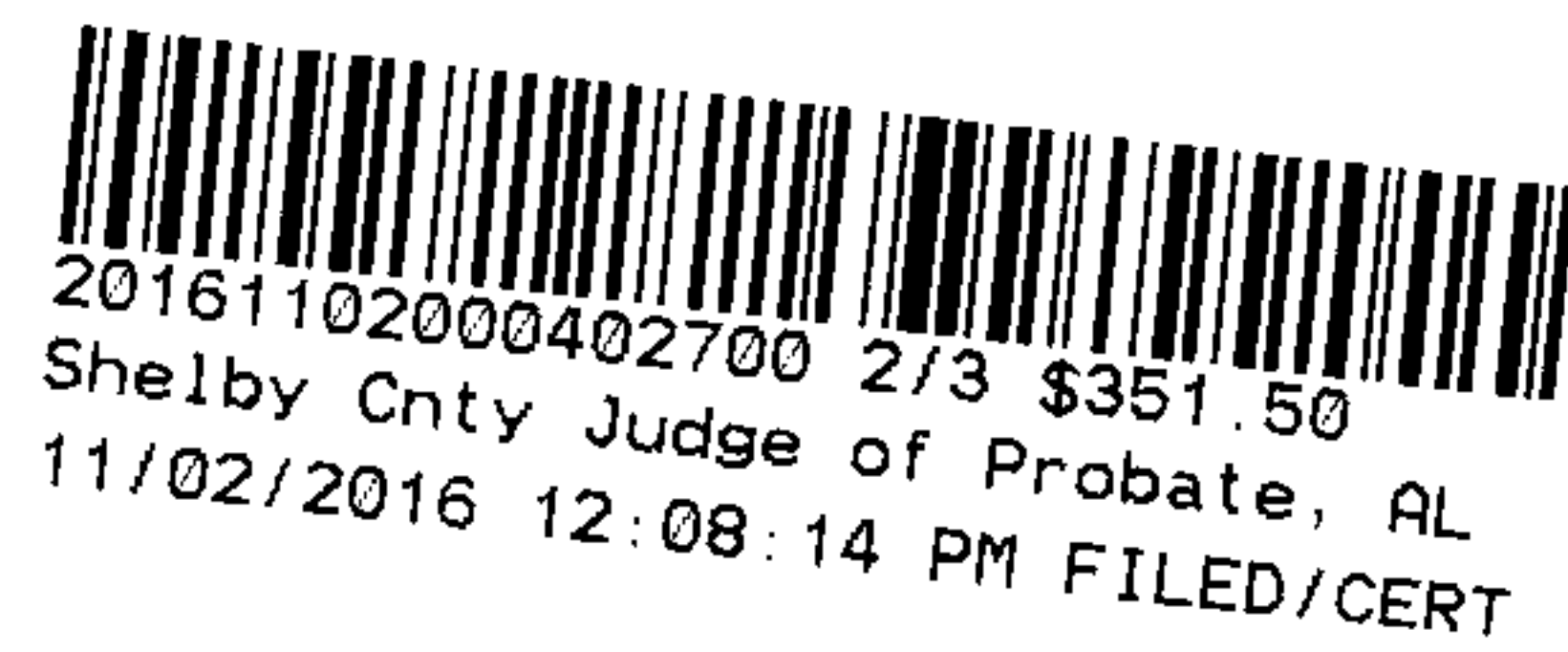

20161102000402700 1/3 \$351.50
Shelby Cnty Judge of Probate, AL
11/02/2016 12:08:14 PM FILED/CERT

EXHIBIT A—LEGAL DESCRIPTION

Lot 1 of Mitchell Family Subdivision, as recorded in Map Book 46, Page 70, in the Office of the Judge of Probate of Shelby County, Alabama.

ALSO AND INCLUDING A 20' Ingress/Egress and Utility Easement, lying 10' either side of and parallel to the following described centerline:

Commence at the SW corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 13, Township 20 South, Range 2 West, Shelby County, Alabama; thence N00°01'19" E, a distance of 965.28'; thence N40°51'16"W, a distance of 475.29' to the Southeasterly R.O.W. of Shelby County Highway 336; thence N42°42'10"E and along said R.O.W. line, a distance of 10.00' to the POINT OF BEGINNING OF SAID CENTERLINE; thence S40°51'16"E AND leaving said R.O.W. line, a distance of 471.86'; thence N48°42'30" E, a distance of 39.67'; thence N04°51'39" E, a distance of 137.53'; thence N48°08'41"E, a distance of 239.04', a distance of 239.04' to the POINT OF ENDING OF SAID CENTERLINE.



Real Estate Sales Validation Form

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

Grantor's Name Benjamin Craft
Mailing Address 2591 Hwy 39
Chelsea, AL 35043

Grantee's Name Blair Smith Parr
Mailing Address 2591 Hwy 39
Chelsea, AL 35043

Property Address 136 Azalea Lane
Chelsea, AL 35043

Date of Sale 10/28/14
Total Purchase Price \$
Or
Actual Value \$
Or
Assessors Market Value \$ 330,340.00

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

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).

Date 10/28/14

Unattested (verified by)

Print Benjamin J. Craft
Sign Ben Craft
(Grantor/Grantee/Owner/Agent) circle one

