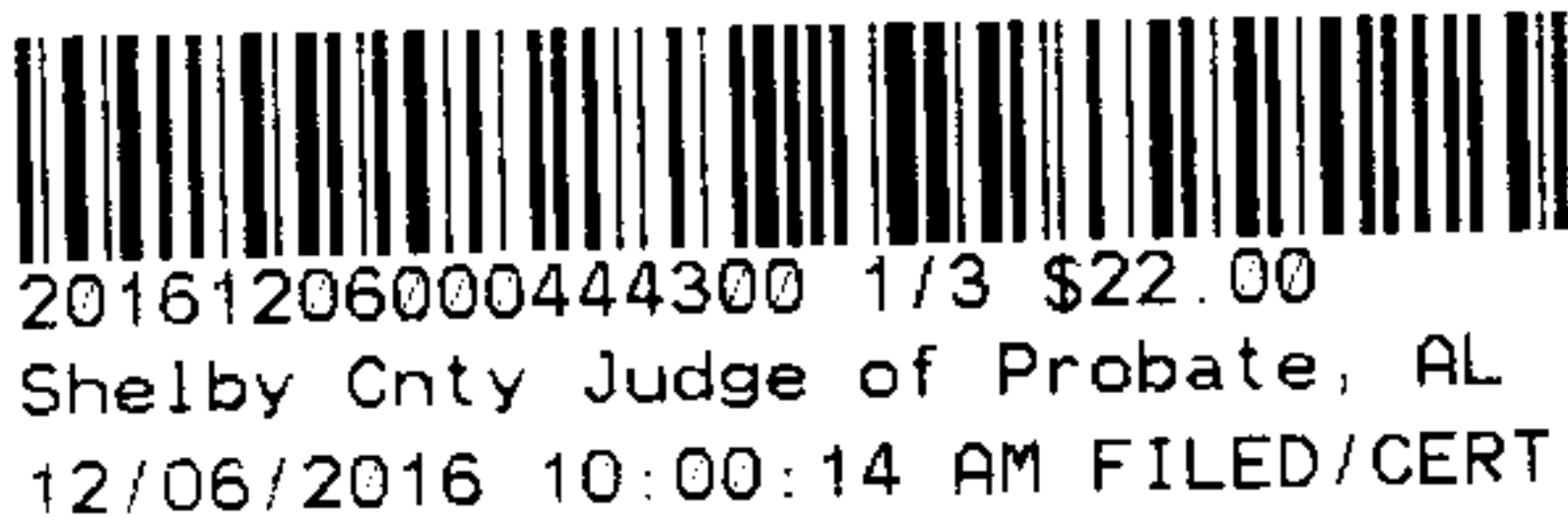


This instrument was prepared by:  
**Mike T. Atchison**  
**P O Box 822**  
**Columbiana, AL 35051**

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

**WARRANTY DEED**



STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of clarification of the interests owned in said lands, 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, a married man**; and **James M. “Jae” Cates, a married man**, grant, bargain, sell and convey unto **James M. “Jae” Cates**, (an undivided two-thirds interest) and to **Jeffry C. Cates** (an undivided one-third interest), in and to the following described real estate, situated in: Shelby County, Alabama, to-wit:

The NW ¼ of Section 18, Township 21 South, Range 1 East, lying Northwest of the railroad.

South ½ of NE ¼ of NE ¼; SE ¼ of NE ¼, lying Northwest of the railroad; North ½ of SE ¼, lying Northwest of the railroad; and SW ¼ of SE ¼, Section 13, Township 21 South, Range 1 West.

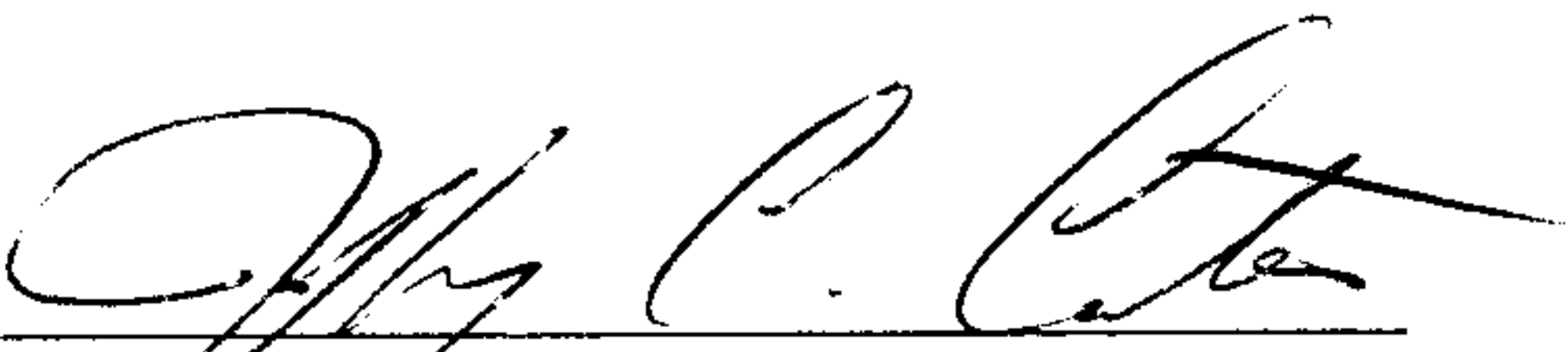
The above described property was bequeathed and devised unto John Howell Cates, Jeffry C. Cates, and James R. Cates, (an undivided one-third each) under the Last Will and Testament of John L. Cates, deceased, Probate Case #38-036, in the Probate Office of Shelby County, Alabama. James M. “Jae” Cates, acquired an undivided one-third interest to said lands under the last will and testament of John Howell Cates, Probate Case #PR-2010-000028, in the Probate Office of Shelby County, Alabama. Said James M. “Jae” Cates, also acquired an undivided one-third interest to said land under the last will and testament of James R. Cates, Probate Case #PR 2010-000623, in the Probate Office of Shelby County, Alabama.

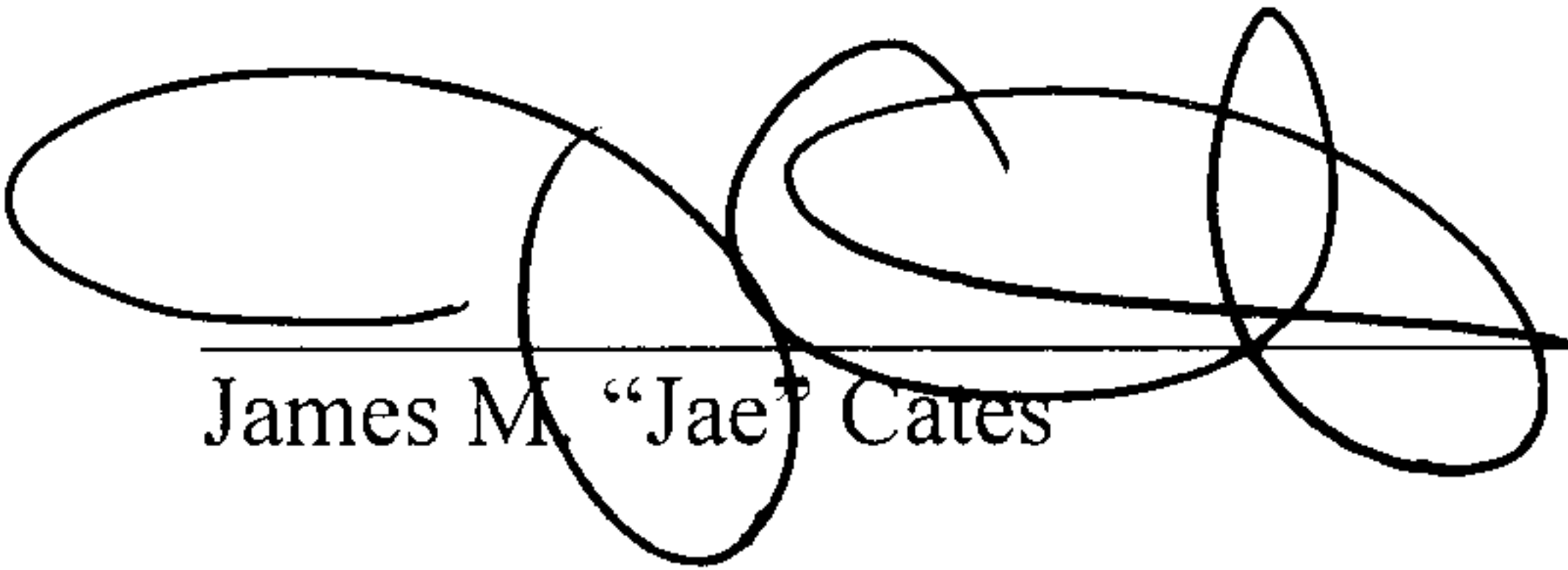
Subject to taxes for 2016 and subsequent years, restrictions, easements and rights of way of record.

**TO HAVE AND TO HOLD** to the said grantees, 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.

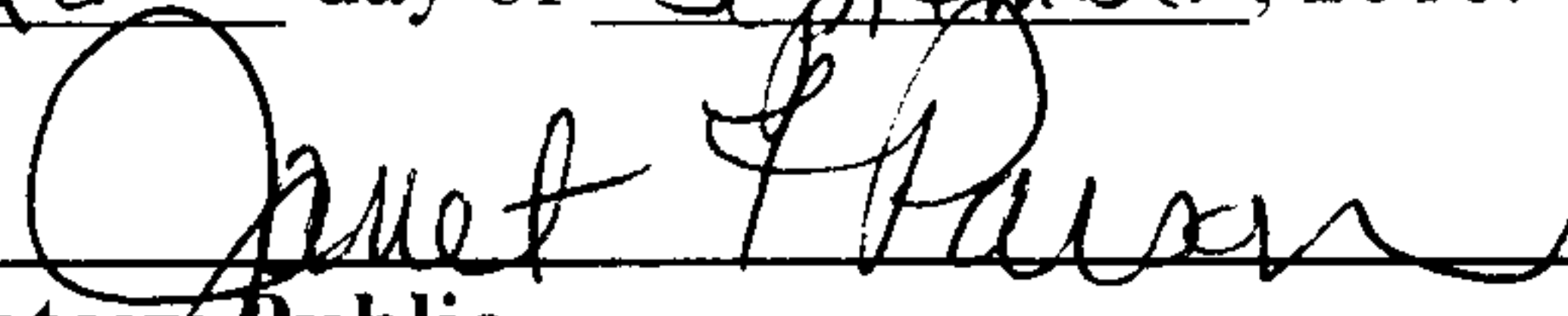
  
Jeffry C. Cates

  
James M. “Jae” Cates

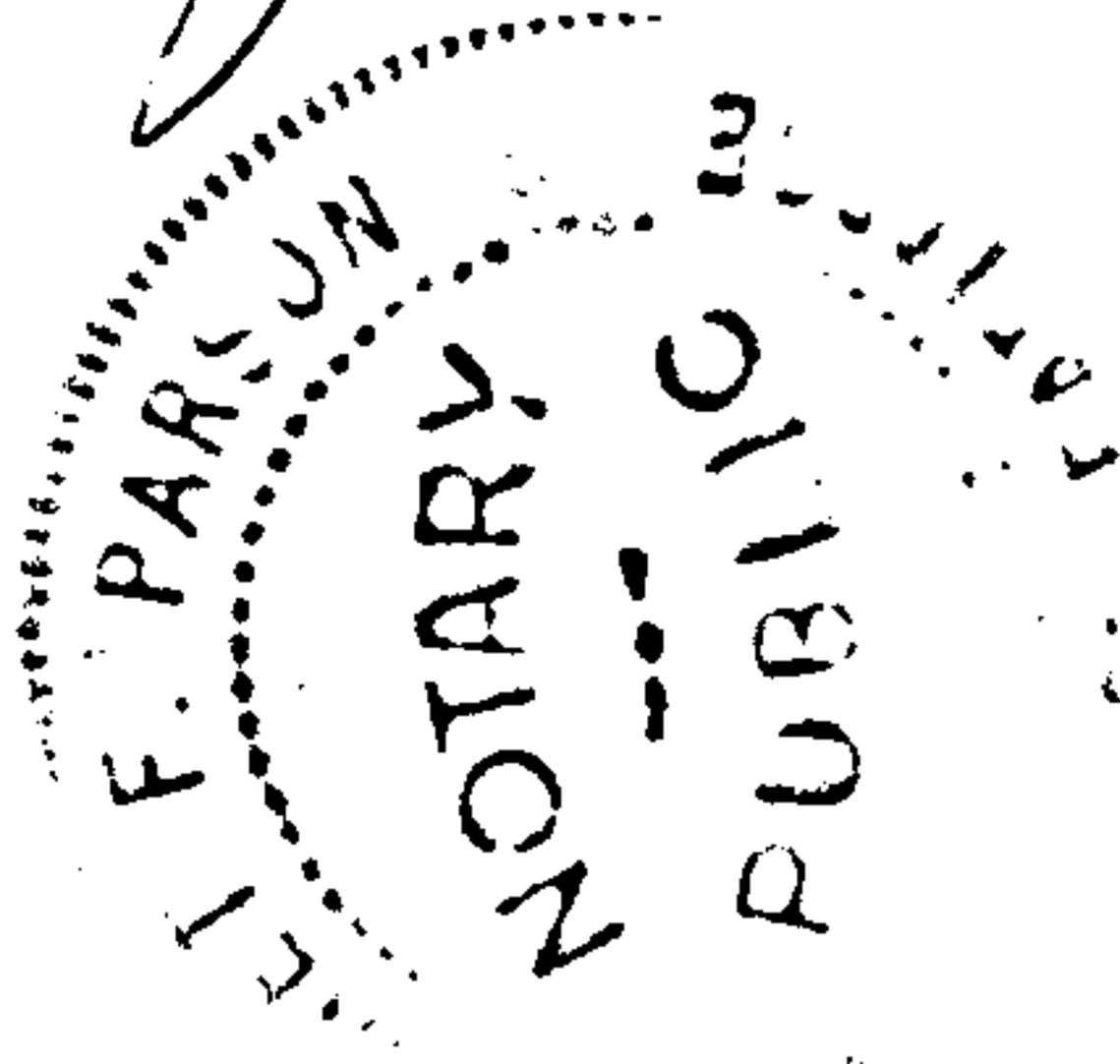
STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jeffry C. Cates, whose name 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 executed the same voluntarily on the day the same bears date.

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

  
Notary Public

My Commission Expires: 10/4/14



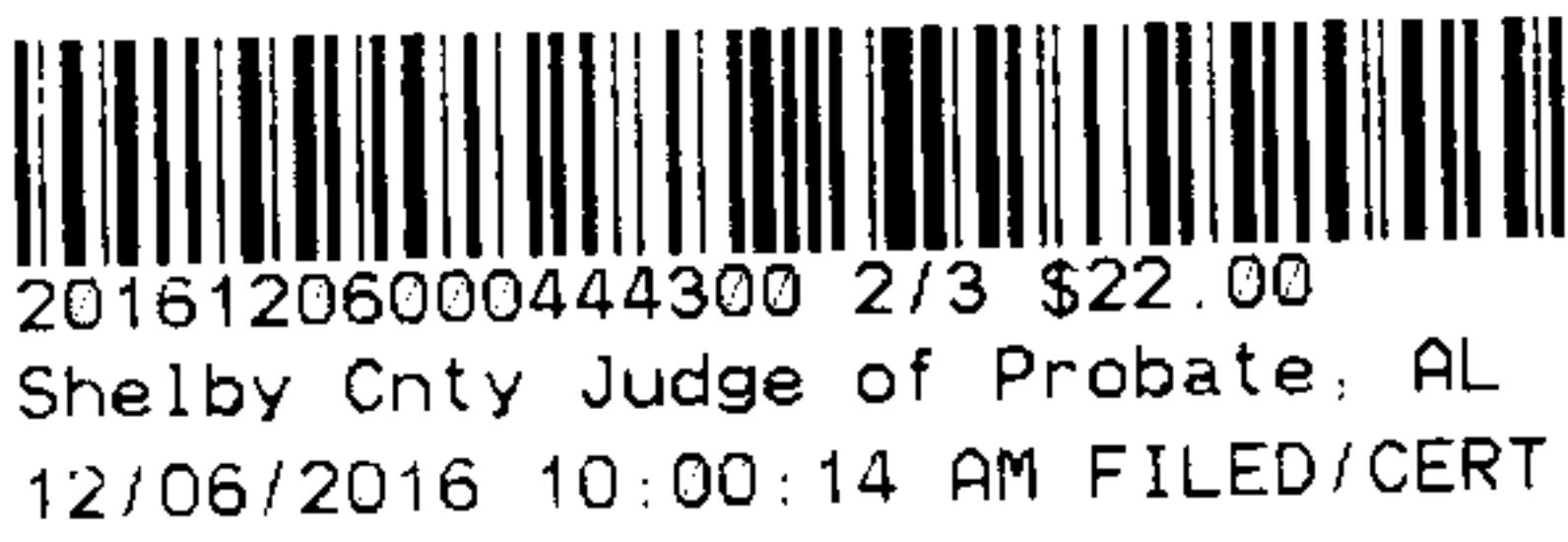
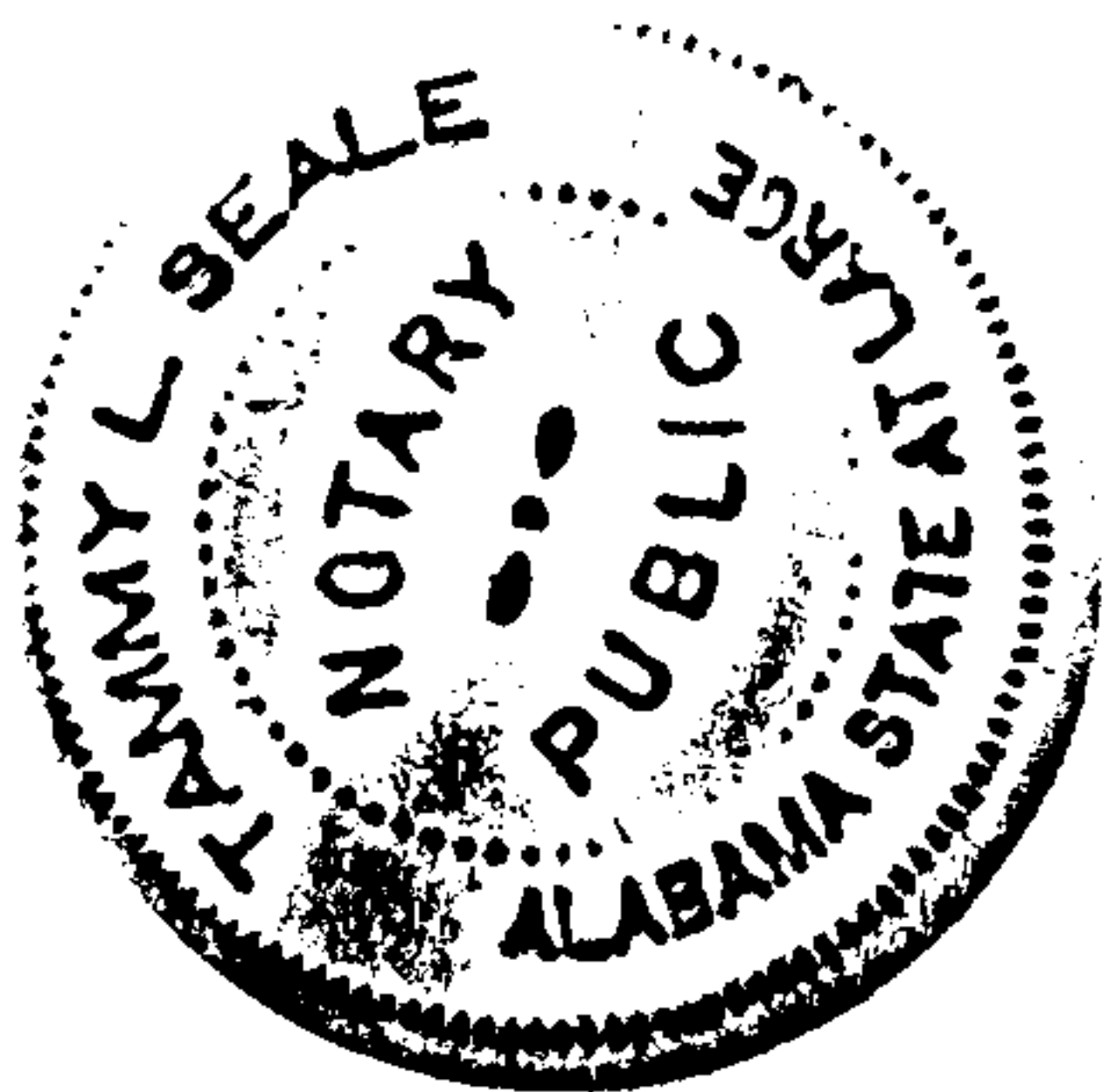
STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James M. “Jae” Cates, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of Nov, 2016.

Jimmy L. Seale  
Notary Public

My Commission Expires:





# Real Estate Sales Validation Form

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

Grantor's Name Jeffrey C Cates C  
Mailing Address 124 Washboard Rd N  
Columbiana, Ar 75051

Grantee's Name Jeffrey C Cate  
Mailing Address 124 Washboard Rd  
Columbiana, AL 35051

Property Address vacant land

Date of Sale 9/26/16  
Total Purchase Price \$ \_\_\_\_\_  
Or  
Actual Value \$ \_\_\_\_\_  
Or  
Assessors Market Value \$ 922,500.00

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



20161206000444300 3/3 \$22.00  
Shelby Cnty Judge of Probate; AL  
12/06/2016 10:00:14 AM FILED/CERT

## 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 9/24/16

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

Print Mike T. Atkinson  
 Sign [Signature]  
 (Grantor/Grantee/Owner/Agent) circle one

(Grantor/Grantee/Owner/Agent) circle one