

Prepared by:
JUL ANN McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

20161221000466260
12/21/2016 01:16:46 PM
DEEDS 1/4

Send Tax Notice to:
Richard Cashio

STATE OF ALABAMA

)

)

WARRANTY DEED

COUNTY OF SHELBY

)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS (\$160,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **JOHN C. SAWYER and PATRICIA W. SAWYER, husband and wife, a ½ interest; and CHARLES E. STRAIN, as Personal Representative of the ESTATE OF SUSAN STRAIN, deceased, Probate Case No. 2016-797, a ½ interest** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **RICHARD CASHIO** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations, if any, of record.

\$160,000.00 of the above-recited consideration is being paid in cash.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, his heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantee, and with his heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and his heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 20th day of December, 2016.

John C. Sawyer
JOHN C. SAWYER

Patricia W. Sawyer
PATRICIA W. SAWYER

Charles E. Strain
CHARLES E. STRAIN, as
Personal Representative of the
ESTATE OF SUSAN STRAIN,
Deceased, Probate Case No. 2016-797

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **JOHN C. SAWYER and PATRICIA SAWYER, and CHARLES E. STRAIN, as Personal Representative of the ESTATE OF SUSAN STRAIN, deceased, Probate Case No. 2016-797,** 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 instrument, they, individually and Charles E. Strain, as Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of December, 2016.

Malcolm S. McLeod
NOTARY PUBLIC
My commission expires:

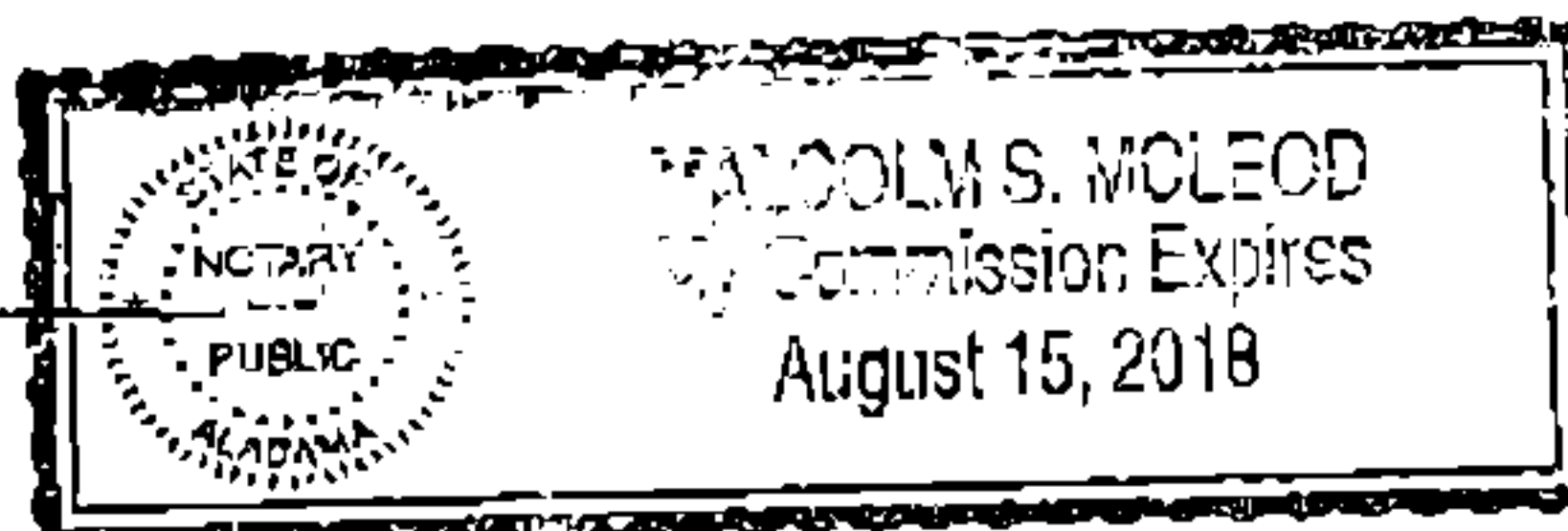


Exhibit A, Legal Description

Tract No. 5

Commence at the Northwest corner of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama; thence run South 00 degrees 51 minutes 12 seconds West along the West boundary line of said section for a distance of 663.97 feet to the point of beginning; thence turn an angle of 91 degrees 53 minutes 47 seconds to the left and run a distance of 1338.51 feet; thence turn an angle of 91 degrees 54 minutes 50 seconds to the right and run a distance of 662.07 feet; thence turn an angle of 88 degrees 00 minutes 45 seconds to the right and run a distance of 1338.37; thence turn an angle of 91 degrees 58 minutes 41 seconds to the right and run a distance of 663.97 feet to the point of beginning.

Tract No. 5A

Commence at the Northwest corner of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama; thence run South 00 degrees 51 minutes 12 seconds West for 1327.94 feet to the point of beginning; thence continue along last said course for a distance of 34.71 feet to the Northerly right of way line of Shelby County Road No. 61; thence turn an angle of 48 degrees 41 minutes 24 seconds left and run along said county road for 489.63 feet; thence turn an angle of 01 degrees 22 minutes 58 seconds right and run along said county road for 518.34 feet; thence turn an angle of 00 degrees 07 minutes 18 seconds right and run along said county road for 246.39 feet; thence turn an angle of 00 degrees 30 minutes 27 seconds right and run along said county paved road for 122.96 feet; thence turn an angle of 45 degrees 41 minutes 43 seconds left and run a distance of 318.72 feet; thence turn an angle of 87 degrees 37 minutes 02 seconds left and run a distance of 994.21 feet; thence turn an angle of 91 degrees 59 minutes 14 seconds left and run a distance of 1338.37 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name JOHN C. SAWYER and PATRICIA
W. SAWYER and CHARLES E.
STRAIN, PERS. REP.

Grantee's Name RICHARD CASHIO

Mailing Address HIGHWAY 61
WILSONVILLE, AL 35186

Mailing Address HIGHWAY 61
WILSONVILLE, AL 35186

Property Address HIGHWAY 61
WILSONVILLE, AL 35186

Date of Sale December 20, 2016

Total Purchase Price \$160,000.00

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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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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 December 20, 2016

Print Malcolm S. McLeod

Unattested

Sign Malcolm S. McLeod

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/21/2016 01:16:46 PM
\$184.00 CHERRY
20161221000466260

James W. Fuhrmeister