

This instrument prepared by:  
Sandy F. Johnson  
Attorney at Law  
3156 Pelham Parkway, Suite 4  
Pelham, Alabama 35124

SEND TAX NOTICE TO:  
Cynthia Sims Clarke  
  
3210 Spring Creek Rd, Montevallo, AL 35115

**GENERAL WARRANTY DEED**



20170104000002170 1/2 \$20.50  
Shelby Cnty Judge of Probate, AL  
01/04/2017 08:09:12 AM FILED/CERT

**STATE OF ALABAMA )**

**Shelby COUNTY )**

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of One-hundred eighteen thousand (\$118,000.00) dollars to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, John C. Dickson and wife, Britney Y. Dickson (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Cynthia Sims Clarke (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Commence at the SW corner of the SW 1/4 of the SE 1/4 of Section 14, Township 22 South, Range 3 West, Shelby County, Alabama; thence North 90 degrees 00 minutes 00 seconds East a distance of 662.36 feet; thence North 02 degrees 47 minutes 26 seconds West a distance of 3130.90 feet; thence North 61 degrees 32 minutes 56 seconds East, a distance of 409.58 feet, said point lying on the Southern right of way line of Spring Creek Road (80-foot right of way) and being the point of beginning; thence North 64 degrees 56 minutes 10 seconds East and along said right of way line, a distance of 209.95 feet; thence South 33 degrees 07 minutes 57 seconds East and leaving said right of way line, a distance of 179.57 feet; thence South 10 degrees 29 minutes 06 seconds West, a distance of 33.38 feet; thence South 64 degrees 51 minutes 15 seconds West, a distance of 300.00 feet; thence North 02 degrees 45 minutes 32 seconds West, a distance of 222.00 feet to the point of beginning.

ALSO AND INCLUDING a 20-foot wide easement of ingress and egress which begins at the most Northerly corner of the above described parcel and extends Southeasterly and parallel to the Northeast property line of the above described property a distance of 87.7 feet, as recorded in Instrument #20111011000301090, and as shown on plat.

According to survey of Rodney Y. Shiflett, RLS #21784, dated August 28, 2016.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One-hundred fifteen thousand eight-hundred sixty-two (\$115,862.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF,** the undersigned have hereunto set our hands and seals on December 22, 2016

John C. Dickson

Britney Y. Dickson

Shelby County, AL 01/04/2017  
State of Alabama  
Deed Tax: \$2.50

**STATE OF ALABAMA**

**Shelby COUNTY**

I, the undersigned, Notary Public for the State of Alabama, do hereby certify that John C. Dickson and Britney Y. Dickson, whose name is/are signed to the foregoing instrument, and who is/are known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 22<sup>nd</sup> day of December, 2016.



Notary Public  
My Commission Expires: 6/4/18

# 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. Dickson and Britney Y. Dickson  
Mailing Address 3210 Spring Creek Rd  
Montevallo, AL 35115

Grantee's Name Cynthia Sims Clarke  
Mailing Address 79 Milgray Lane  
Calera  
Alabama 35040

Property Address 3210 Spring Creek Rd  
Montevallo  
Alabama 35115

Date of Sale December 22, 2016  
Total Purchase Price \$118,000.00

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 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 12/20/2016

Print Sandy F. Johnson

☐ Unattested

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

20170104000002170 2/2 \$20.50  
Shelby Cnty Judge of Probate, AL  
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Form RT-1