

Send Tax Notice to:
Mikeal N. Danner
50 Willow Creek Lane
Leeds, AL 35094

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of TEN AND NO/100 (\$10.00) DOLLARS to the undersigned, **Mikeal N. Danner, a married man**, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Mikeal N. Danner and wife, Patricia J. Danner**, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Part of the Southwest Quarter of the Northwest Quarter of section 4, Township 18 south, Range 1 East, Shelby County, Alabama, more particularly described as follows:
Commence at the Southwest corner of said Southwest Quarter of the Northwest Quarter of said Section 4. Thence North 0 degrees 46 minutes 51 seconds west 520.7 feet along the West line of said Quarter-Quarter, to an existing fence, thence North 66 degrees 39 minutes 09 seconds East 603.19 feet along said fence to point of beginning, thence continue North 66 degrees 39 minutes 09 seconds East 571.31 feet to the westerly Right of Way of Alabama Highway #25, thence South 6 degrees 03 minutes 10 seconds East 355.49 feet along said Westerly Right of Way to the center line of a chert road, thence South 77 degrees 28 minutes 21 seconds West 277.54 feet along said road, thence North 76 degrees 41 minutes 40 seconds West 113.77 feet along said road, thence South 75 degrees 19 minutes 23 seconds West 306.04 feet along said road, thence North 25 degrees 45 minutes 50 seconds East 265.57 feet to point of beginning.

The Grantors do reserve unto themselves, their heirs and assigns, a 20 foot easement for ingress and egress over and across said property, 10 feet on either side of the centerline of said easement, and which centerline is described as follows:

Commence at the Southwest corner of said Southwest Quarter of the Northwest Quarter of said Section 4; thence North 0 degrees 46 minutes 51 seconds West 520.7 feet along the West line of said Quarter-Quarter to an existing fence, thence North 66 degrees 39 minutes 09 seconds East 1174.5 feet along said fence to the Westerly right of way line of Alabama Highway #25, thence South 6 degrees 03 minutes 10 seconds East 355.49 feet to the point of beginning, thence South 77 degrees 28 minutes 21 seconds west 277.54 feet along said road, thence North 76 degrees 41 minutes 40 seconds west 113.77 feet along said road, thence South 75 degrees 19 minutes 23 seconds West 306.04 feet along said road.

Shelby County, AL 02/03/2017
State of Alabama
Deed Tax: \$79.00


20170203000042060 1/3 \$100.00
Shelby Cnty Judge of Probate, AL
02/03/2017 10:09:52 AM FILED/CERT

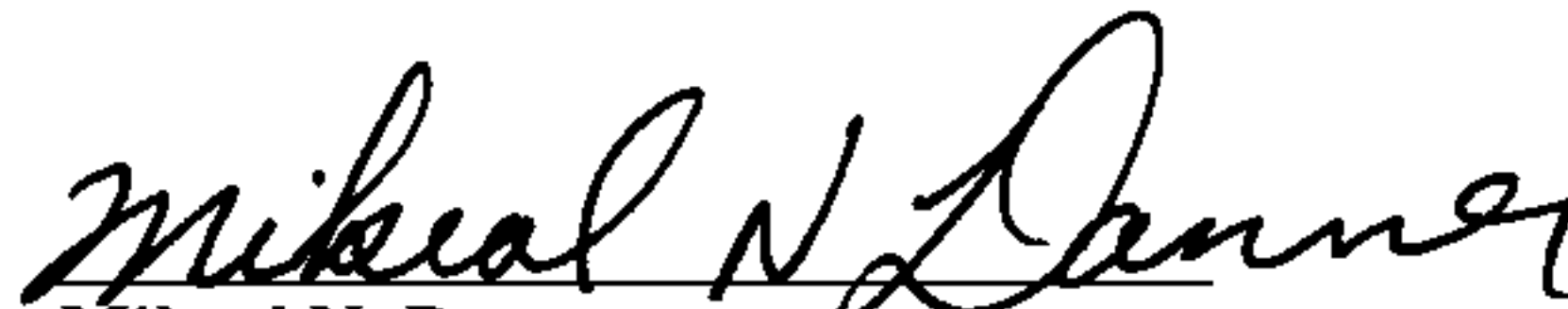
Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 27 day of JAN, 2017.


Mikeal N. Danner

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mikeal N. Danner**, a married man, 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 the 27th day of January, 2017.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL




20170203000042060 2/3 \$100.00
Shelby Cnty Judge of Probate, AL
02/03/2017 10:09:52 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Mikeal Danner
Mailing Address 50 Willow Creek Ln
Leeds, AL 35094

Grantee's Name Patricia Danner
Mailing Address 50 Willow Creek Ln.
Leeds, AL 35094

Property Address 51754 Hwy 25
Leeds, AL

Date of Sale 1/27/17
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 157,600 1/2 = 78,800.

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 2/3/17

Print MIKEAL N. DANNER

Sign Mikeal N. Danner
(Grantor/Grantee/Owner/Agent) circle one

I Inattested



20170203000042060 3/3 \$100.00
Shelby Cnty Judge of Probate, AL
02/03/2017 10:09:52 AM FILED/CERT

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Form RT-1