

This Instrument was Prepared by:

Send Tax Notice To: Michael R. Powers

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

2085 Westover Rd  
Westover, AL 35147

File No.: MV-16-23307

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Fifty Thousand Dollars and No Cents (\$150,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Estate of Willow D. Gardner, Probate Case # PR 2015-000792, Shelby County, Alabama**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Michael R. Powers**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

The North 330 feet of the West 630 feet of the Northwest Quarter of the Southwest Quarter of Section 24, Township 19 South Range 1 East, except Highway right of way along the northerly line of said property.

The NW 1/4 of the SW 1/4 of Section 24, Township 19, Range 1 East excepting a tract of land containing (3) acres more or less in the NW corner of said quarter-quarter section more particularly described as follows: The point of beginning is the NW corner of said NW 1/4 of SW 1/4 of said Section 24; From this point of beginning go South 330 feet; thence go East 630 feet; thence go North 330 feet; thence West 630 feet to point of beginning.

Situated in Shelby County, Alabama.

**Property may be subject to 2017 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**\$120,000.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 10th day of February, 2017.

ESTATE OF WILLOW D. GARDNER, PROBATE  
CASE #PR 2015-000792, SHELBY COUNTY,  
ALABAMA

By Sanford D. Hatton Jr.  
Personal Representative



Shelby County, AL 02/10/2017  
State of Alabama  
Deed Tax: \$150.00

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Sanford D. Hatton, Jr. as Personal Representative of Estate of Willow D. Gardner, Probate Case # PR 2015-000792, Shelby County, Alabama, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

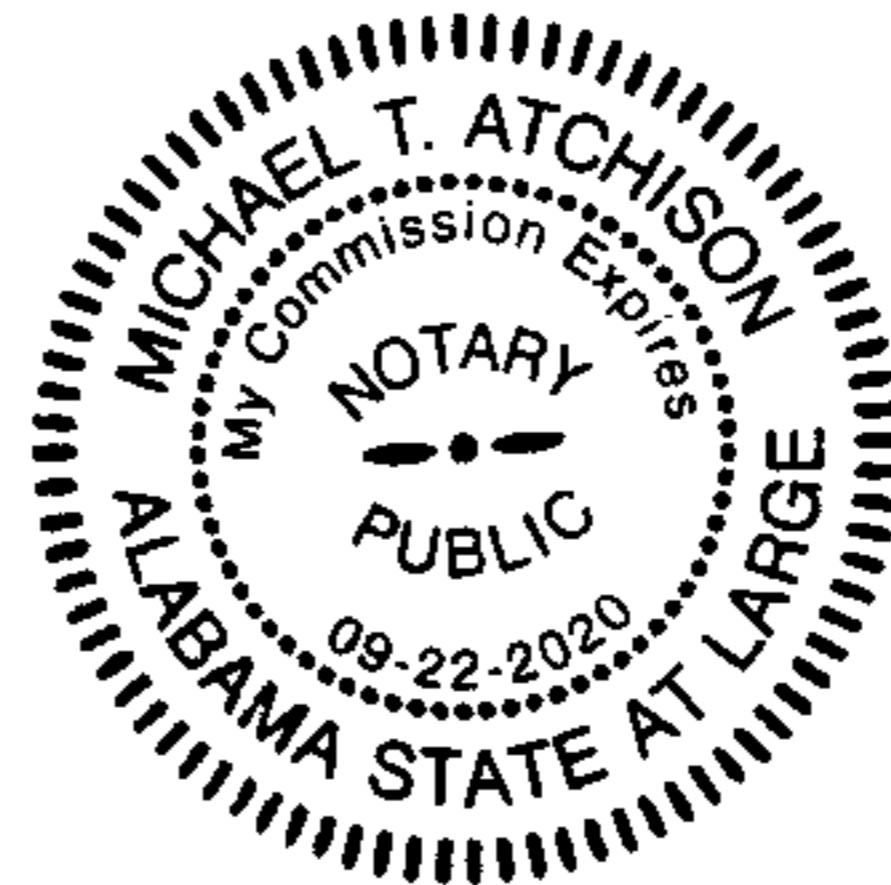
Given under my hand and official seal this the 10th day of February, 2017.



Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: September 22, 2020



2017021000049800 2/3 \$171.00  
Shelby Cnty Judge of Probate AL  
02/10/2017 10:12:46 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      Estate of Willow D. Gardner, Probate  
Case # PR 2015-000792, Shelby  
County, Alabama

Mailing Address  
P.O. Box 976  
Columbiana, AL 35051

Property Address      2085 Westover Road  
Westover, AL 35147



2017021000049800 3/3 \$171.00  
Shelby Cnty Judge of Probate: AL  
02/10/2017 10:12:46 AM FILED/CERT

Grantee's Name      Michael R. Powers

Mailing Address  
2085 Westover Rd  
Westover, AL 35147

Date of Sale      February 10, 2017  
Total Purchase Price      \$150,000.00

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  
 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 February 01, 2017

Print Estate of Willow D. Gardner, Probate Case # PR 2015-000792, Shelby County, Alabama

Sign Michael R. Powers

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)