

This Instrument was Prepared by:

Send Tax Notice To: Todd Foreman

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

File No.: S-17-23557

66 Brees #17
San Antonio
Texas 78209

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Thirty Six Thousand Dollars and No Cents (\$36,000.00)**, 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, **Mary Aycock Gilmore**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Todd Foreman**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

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.

Mary Aycock Gilmore is the only heir at law of Clyde C. Aycock and Mary T. Aycock.

\$0.00 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 15th day of February, 2017.


Mary Aycock Gilmore


20170217000057520 1/3 \$57.00
Shelby Cnty Judge of Probate, AL
02/17/2017 10:37:50 AM FILED/CERT

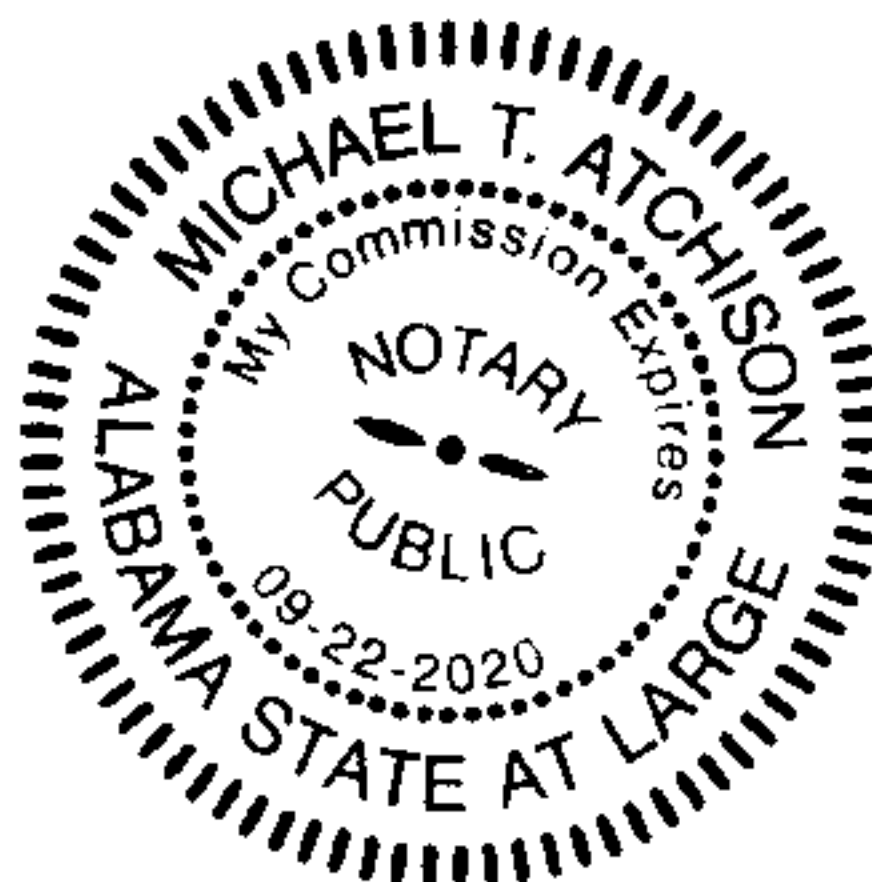
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Mary Aycock Gilmore, 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 15th day of February, 2017.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020



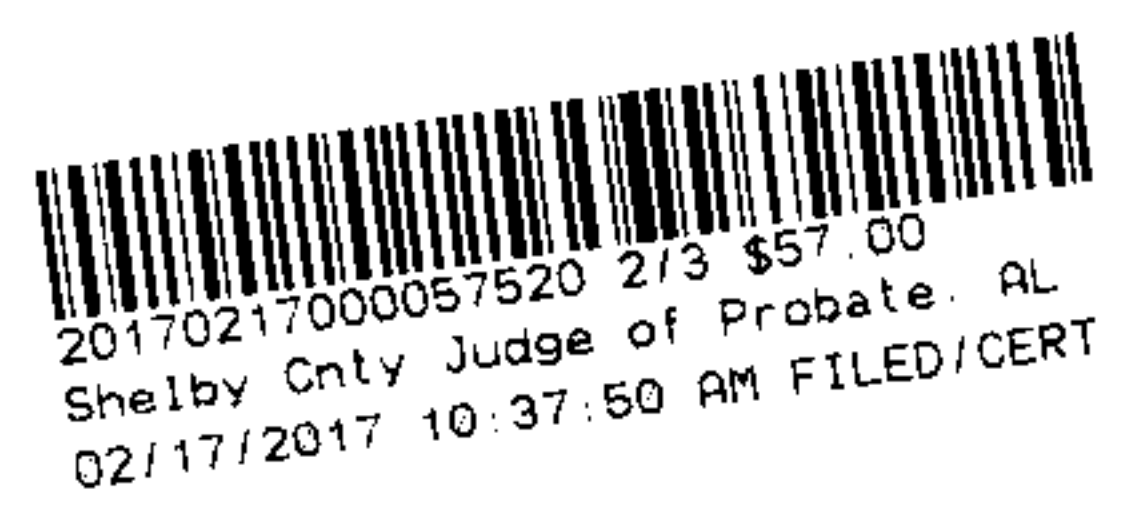
Shelby County, AL 02/17/2017
State of Alabama
Deed Tax: \$36.00

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL III:

Commence at the SE corner of Section 12, Township 24 North, Range 15 East, Shelby County, Alabama; thence North 03 degrees 30 minutes 00 seconds West a distance of 703.80 feet; thence North 80 degrees 00 minutes 00 seconds West, a distance of 369.70 feet to the POINT OF BEGINNING; thence South 35 degrees 46 minutes 00 seconds West, a distance of 122.63 feet; thence North 83 degrees 26 seconds East, a distance of 91.56 feet; thence North 12 degrees 10 minutes 21 seconds West, a distance of 91.82 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated September 12, 2016.



Real Estate Sales Validation Form

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

Grantor's Name Mary Aycock Gilmore
Mailing Address 308 Pebble Lane
Alabaster, AL 35007

Grantee's Name Todd Foreman
Mailing Address 66 Bryes #17
San Antonio Tx 78209

Property Address 80 3rd Avenue
Shelby, AL 35143

Date of Sale February 15, 2017
Total Purchase Price \$36,000.00

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 of 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 09, 2017

Print Mary Aycock Gilmore

Unattested

Sign x Mary Aycock Gilmore
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



20170217000057520 3/3 \$57.00
Shelby Cnty Judge of Probate, AL
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Form RT-1