

This Instrument was Prepared by:

Send Tax Notice To: Todd Hawkins Foreman

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

66 Brees #17
San Antonio Tx 78209

File No.: S-16-23400

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Eight Thousand Dollars and No Cents (\$108,000.00)**, 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 Hawkins 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.

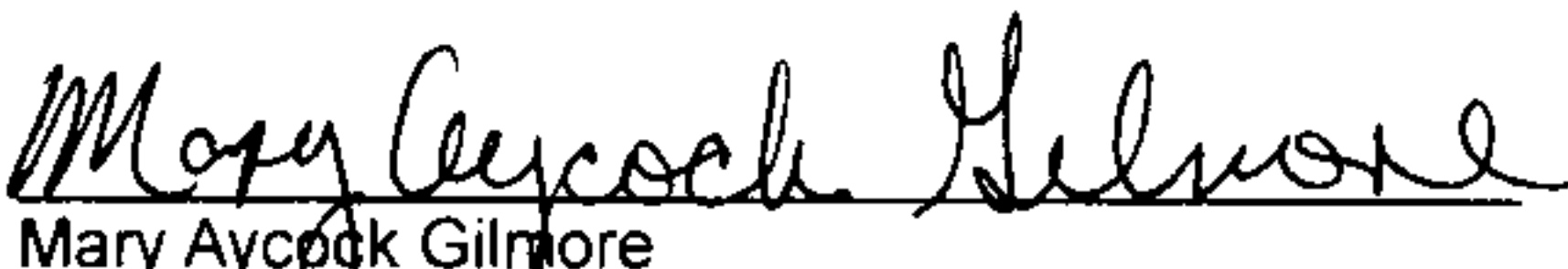
Mary Aycock Gilmore is the only heir at law of Clyde C. Aycock and Mary T. Aycock.

\$86,400.00 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.

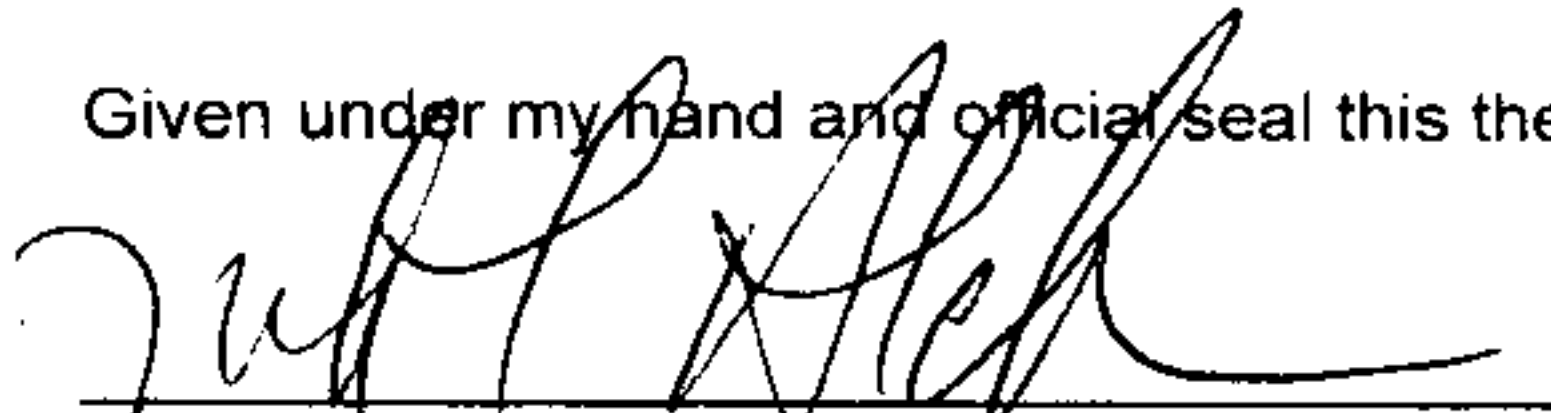

Mary Aycock Gilmore

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.

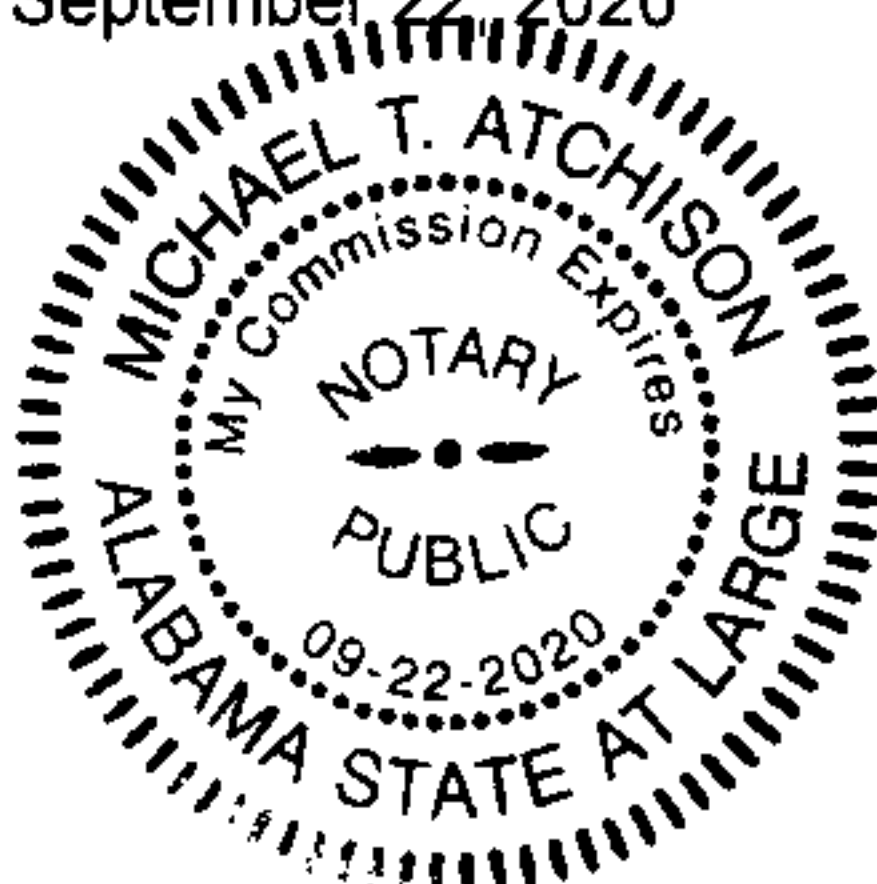
Given under my hand and official seal this the 15th day of February, 2017.



Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: September 22, 2020



20170217000057560 1/3 \$43.00
Shelby Cnty Judge of Probate, AL
02/17/2017 10:58:30 AM FILED/CERT

Shelby County, AL 02/17/2017
State of Alabama
Deed Tax: \$22.00

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Lots 4,5 and 9, Block 10, of 2nd Addition to Pine Grove Camp, as recorded in Deed Book 205, Page 197, in the Office of the Judge of Probate of Shelby County, Alabama. and being more particularly descried as follows:


Begin at the SW corner of above said Lot 4, Block 10 of 2nd Addition to Pine Grove Camp, said point being the POINT OF BEGINNING; thence South 89 degrees 18 minutes 46 seconds East, a distance of 279.34 feet; thence North 00 degrees 41 minutes 23 seconds West, a distance of 50.34 feet; North 89 degrees 32 minutes 40 seconds West, a distance of 179.08; thence North 00 degrees 30 minutes 34 seconds East, a distance of 148.66 feet; thence South 89 degrees 52 minutes 49 seconds West, a distance of 101.37 feet; thence South 00 degrees 07 minutes 11 seconds East, a distance of 196.85 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated September 29, 2016.

PARCEL II:

Commence at the SW corner of above said Lot 4, Block 10 of 2nd Addition to Pine Grove Camp; thence South 89 degrees 18 minutes 46 seconds, a distance of 279.34 to the POINT OF BEGINNING; thence continue along the last described course, a distance of 23.01 feet; thence North 00 degrees 41 minutes 23 seconds West, a distance of 100.45 feet; thence North 89 degrees 32 minutes 40 seconds West, a distance of 23.00 feet; thence South 00 degrees 41 minutes 23 seconds East, a distance of 100.35 feet to the POINT OF BEGINNING. Situated in Shelby County, Alabama.

According to the survey of Rodney Shiflett, dated September 29, 2016.


20170217000057560 2/3 \$43.00
Shelby Cnty Judge of Probate, AL
02/17/2017 10:58:30 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	Mary Aycock Gilmore	Grantee's Name	Todd Hawkins Foreman
Mailing Address	<u>308 Pebble Lane</u> <u>Alabaster, AL 35007</u>	Mailing Address	<u>66 Brees #17</u> <u>San Antonio Tx 78209</u>
Property Address	<u>80 3rd Avenue</u> <u>Shelby, AL 35143</u>	Date of Sale	<u>February 15, 2017</u>
		Total Purchase Price	<u>\$108,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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

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

(verified by)



20170217000057560 3/3 \$43.00
Shelby Cnty Judge of Probate, AL
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Form RT-1