

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Clyde R. Mathews
P.O. Box 421
Chelsea, AL 35043

WARRANTY DEED


STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED TWENTY EIGHT THOUSAND SIX HUNDRED DOLLARS and NO/00 (\$128,600.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Lisa Rene Turbville, a single woman, Clyde R. Mathews, a single man and Michael W. Mathews, a single man** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Clyde R. Mathews and Michael W. Mathews** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

The E ½ of the W ½ of the NW ¼ of the NE ¼ of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2016.
2. Easements, restrictions, rights of way, and permits of record.



20170221000061240 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
02/21/2017 02:24:00 PM FILED/CERT


Grantors are all heirs at law of Betty Strother Mathews and Clyde B. Mathews.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17th day of February, 2017.


Lisa Rene Turbville

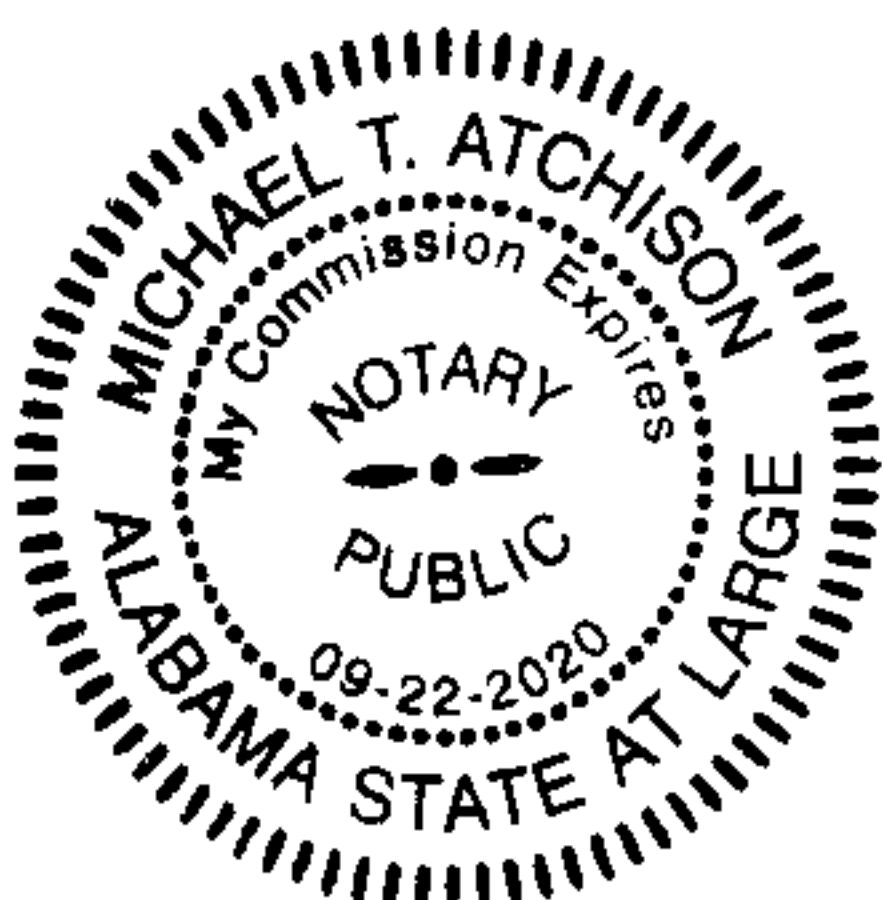

Clyde R. Mathews

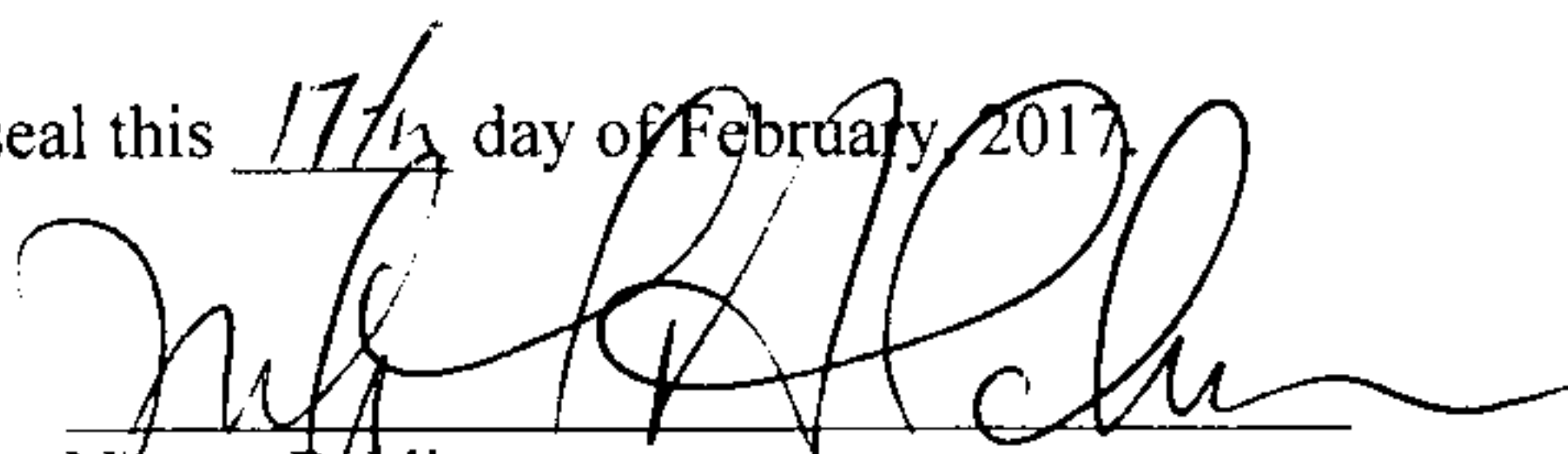

Michael W. Mathews

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Clyde R. Mathews and Michael W. Mathews**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of February, 2017.





Notary Public
My Commission Expires: 9-22-20

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Lisa Rene Turbville**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of February, 2017.

Barbara R. Ohee
Notary Public
My Commission Expires: **My Commission Expires**
October 5, 2019


20170221000061240 2/3 \$23.00
Shelby Cnty Judge of Probate. AL
02/21/2017 02:24:00 PM 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 Lisa Turville
Mailing Address 4681 Old Hwy 280
Stewart AL 35147

Grantee's Name Clyde R. Mathews
Mailing Address P.O. Box 421
Chadron AL 35043

Property Address _____
4681 Old Hwy 280
Stewart, AL 35147

Date of Sale 2-17-17
Total Purchase Price \$ _____
Or
Actual Value \$ 128,600.00
Or
Assessors Market Value \$ _____

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 Curie Title

If the conveyance document presented for recordation contains all of the required information referenced herein, 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 the grantee and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest in the property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest in the property was conveyed.

Purchase Price – the total amount paid for the purchase of the property, both real and personal, as conveyed by the instrument offered for recording.

Actual Value – If the property is not being sold, the true value of the property, both real and personal, as conveyed by the instrument offered for record. This may be evidence by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no appraisal proof is provided and the value must be determined, the current estimated fair market value, including 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 assessed pursuant to Code of Alabama 1975, Section 40-22-1 (h).

I, the undersigned, 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 a penalty indicated in Code of Alabama 1975, Section 40-22-1 (h).

Unattested _____
(verified by)

Print Clyde R. Mathews
Sign Clyde R. Mathews
(Grantor/Grantee/Owner/Agent) circle one

20170221000061240 3/3 \$23.00
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