

Shelby County, AL 03/06/2017
State of Alabama
Deed Tax: \$21.00

Send Tax
Notice To:

Danny Stone
1011 Hwy 50
Vandiver, AL 35176

20170306000075470 1/4 \$45.00
Shelby Cnty Judge of Probate, AL
03/06/2017 10:35:12 AM FILED/CERT

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

}

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Ten and No/100 dollars (\$10.00), and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **William G. Morrison**, an unmarried man (herein referred to as GRANTOR, whether one or more) does by these presents grant, bargain, sell and convey unto **J. Danny Stone**, a married man (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Legal Description Attached hereto as Exhibit A.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any, (4) compliance with restrictions and legal requirements imposed by Shelby County zoning or subdivision regulations.

TO HAVE AND TO HOLD, to the said GRANTEE, his successors and assigns forever.

And said GRANTOR does for himself, his heirs, successors and assigns, covenant with said GRANTEE, his successors and assigns, that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that he will, and his successors and assigns shall, warrant and defend the same to the said GRANTEE, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s), this 16th day of February, 2017.

This Instrument Prepared by:

J. Scott Barnett, Esq., Brunson, Barnett & Sherrer, P.C., 8020 Parkway Drive, Leeds, AL 35094

General Warranty Deed

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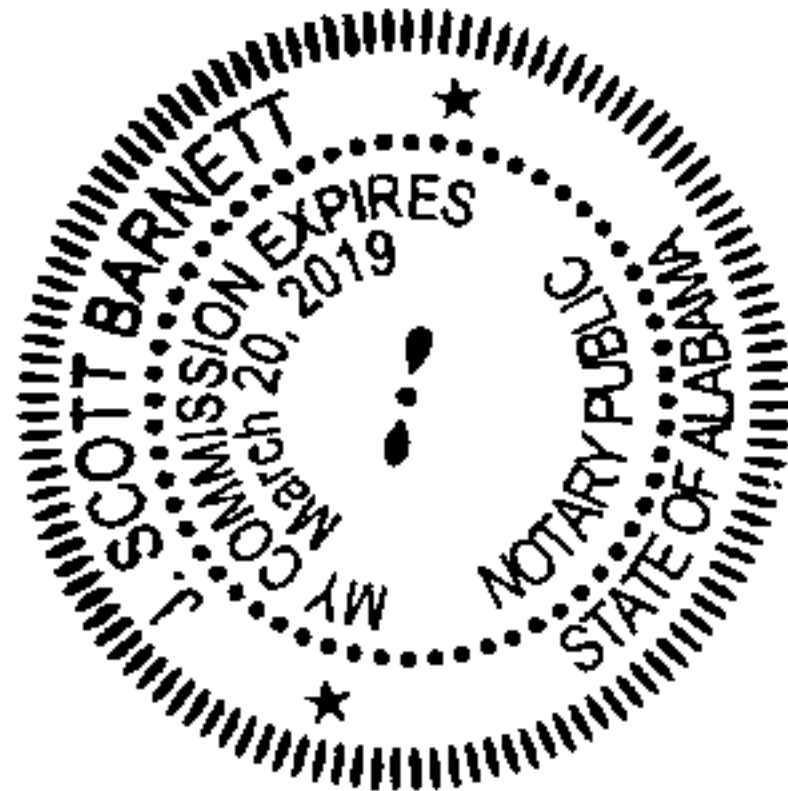
Grantor:


 (SEAL)
By: William G. Morrison

State of Alabama)
Shelby County)

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that William G. Morrison, 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 16th day of February, 2017.




Notary Public
My commission
expires: 4/29/19



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Exhibit A

LEGAL DESCRIPTION

A parcel of land situated in the Southwest one quarter of the Southeast one quarter of Section 2 and the Northwest one quarter of the Northeast one quarter Section 11, Township 18 South, Range 1 East Shelby County, Alabama, said parcel being more particularly described as follows: Begin at a found 2 inch capped pipe marking the Northwest corner of the Southwest one quarter of the Southeast one quarter of said Section 2; thence run North 89 Degrees 15 Minutes 25 Seconds East along the North line of said quarter section for a distance of 209.77 feet to a found rebar; thence leaving said North line run South 00 Degrees 39 Minutes 21 Seconds East for a distance of 1321.28 feet to a found capped rebar; thence run South 00 Degrees 44 Minutes 18 Seconds East for a distance of 350.49 feet to a found 1/2 inch pipe; thence run South 00 Degrees 33 Minutes 10 Seconds East for a distance of 741.05 feet to a found tee post; thence run North 89 Degrees 58 Minutes 56 Seconds West for a distance of 110.00 feet to a set 5/8 inch capped rebar stamped MRA; thence run North 00 Degrees 37 Minutes 44 Seconds West for a distance of 1745.41 feet to a set 5/8 inch capped rebar stamped MRA thence run North 09 Degrees 10 Minutes 42 Seconds West for a distance of 673.23 feet to the POINT OF BEGINNING.

Being 6.87 acres more or less. **Situated in Shelby County, Alabama.**



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Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

William G. Morrison
747 Hwy 480
Vandiver, AL 35776

Grantee's Name
Mailing Address

J. Danny Stone
1011 Hwy 50
Vandiver, AL 35776

Property Address

747 Hwy 480
Vandiver, AL 35776

Date of Sale

2-16-17

Total Purchase Price

\$ 20,610.00

or

Actual Value

\$

or

Assessor's Market Value \$



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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 2-17-16

Print William G. Morrison

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one