

Send tax notice to:
Blair and Mark Asbury
2750 Sunrise Drive
Moody, AL 35004
BHM1700185

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED


20170309000081330 1/3 \$80.50
Shelby Cnty Judge of Probate, AL
03/09/2017 01:35:33 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid to the undersigned **William H Armstrong, a married man** whose mailing address is: **12564 Highway 55, Sterrett, AL 35147** (hereinafter referred to as "Grantor"), by **Blair Gulledge Asbury and Mark B Asbury** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel in part of the Southwest Quarter of the Northeast Quarter and in part of the Southeast Quarter of the Northeast Quarter of Section 15, Township 19 South, Range 1 East in Shelby County, Alabama and being more particularly described as follows: Commence at an existing 1" allthread at the Northeast corner of the Southwest Quarter of the Northeast Quarter of said Section, said point being the Point of Beginning and run South 01° 00' 10" East along the East line of said Quarter-Quarter Section for 199.52 feet to an existing 1" allthread, thence North 89° 08' 25" East for 278.59 feet to an existing 3/8" rebar, thence South 13° 09' 05" West for 286.70 feet to an existing 1/2" rebar, thence South 82° 14' 55" West for 245.61 feet to an existing 1/2" rebar, thence South 60° 32' 05" West for 217.87 feet to an existing 1/2" rebar on the North right-of-way of Outback Trail (30' right-of-way), thence North 54° 30' 55" West along said North right-of-way for 31.64 feet to a 5/8" rebar set, thence North 47° 18' 30" West along said North right-of-way for 70.10 feet to a 5/8" rebar set, thence North 74° 54' 55" West along said North right-of-way for 220.53 feet to a 5/8" rebar set, thence North 57° 30' 20" West along said right-of-way for 287.06 feet to a 5/8" rebar set on the Easterly right-of-way of Shelby County Highway 55 (80' right-of-way), said point being a P.O.C. on a right-of-way curve to the right (Radius = 3061.45', Delta = 06° 45' 20", Chord = North 23° 10' 55" East 360.76 feet), thence run in a Northeasterly direction along the arc of said curve for 360.97 feet to a 5/8" rebar set on the North line of the Southwest Quarter of the Northeast Quarter of said Section, thence (leaving right-of-way) run North 89° 28' 00" East for 7.14 feet to an existing 1 1/4" solid iron, thence continue North 89° 28' 00" East for 599.43 feet to the Point of Beginning.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

Said property is one and the same as that property conveyed in deed recorded as Instrument No. 1993-29171 in the Office of the Judge of Probate of Shelby County, Alabama.

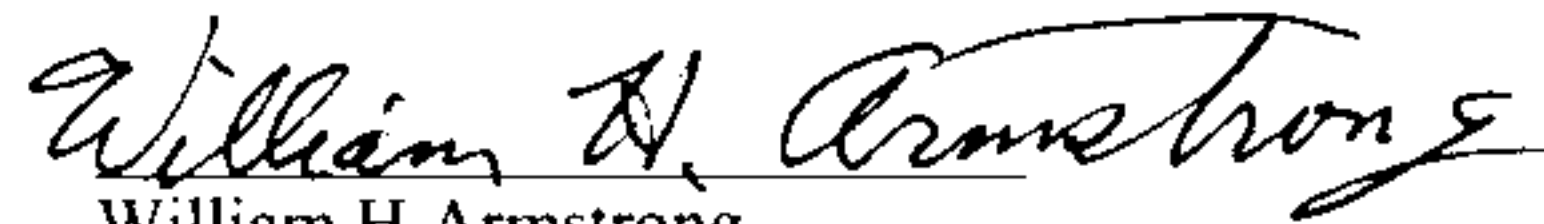
Shelby County, AL 03/09/2017
State of Alabama
Deed Tax: \$59.50

The property herein conveyed does not constitute the homestead of the grantor nor his spouse.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantor William H Armstrong has hereunto set his signature and seal on March 8, 2017.


William H Armstrong


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Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William H Armstrong, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of March, 2017.

(NOTARIAL SEAL)


Notary Public
Print Name: CAITLIN HARDEE GRAHAM
Commission Expires: APR. 14, 2019



Real Estate Sales Validation Form

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

Grantor's Name William H. Armstrong
Mailing Address 12504 Highway 55
Sterrett, AL 35147

Grantee's Name Blair Gullledge Asbury & Markon
Mailing Address 2750 Sunrise Drive
Moody, AL 35004

Property Address acreage on Hwy 55

Date of Sale 3-8-17

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 59,400



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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 Tax Assessment

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 3-8-17

Print

Mark Asbury

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(verified by)