

**WARRANTY DEED**

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Blair McCurry  
920 Rockford Road  
Birmingham, AL 35222

**STATE OF ALABAMA**

**20170315000086730**

**03/15/2017 08:19:57 AM**

**COUNTY OF SHELBY**

**DEEDS 1/3**

Know All Men by These Presents: That in consideration of **Two Hundred Eighty-Five Thousand and no/100 Dollars (\$285,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, I, **MATTHEW GRAVES, a married man** (herein referred to as Grantor) grant, bargain, sell and convey unto **BLAIRE McCURRY** (herein referred to as Grantee), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

**This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).**

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

**\$255,000.00** of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that she is free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 10th day of March, 2017.

  
**MATTHEW GRAVES**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **MATTHEW GRAVES**, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of March, 2017.

  
Notary Public  
My Commission Expires: 01/30/2021

CHRISTINA ELIZABETH WALL  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
January 30, 2021

## **EXHIBIT "A"**

**20170315000086730 03/15/2017 08:19:57 AM DEEDS 2/3**

Lot 1, according to the Survey of Graves Subdivision, as recorded in Map Book 40, Page 83, in the Probate Office of Shelby County, Alabama.

Being more particularly described by deed in Inst. No. 20081030000422780 as follows:  
Lot 1 of Graves Subdivision (a proposed subdivision) situated in the East one half of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama being more particularly described as follows:

Begin at an iron pin found locally accepted to be the Northeast corner of the Northwest quarter of the Northeast quarter of said Section 13; thence run South 00 degrees 29 minutes 03 seconds East along the East line of said quarter quarter Section for a distance of 30.03 feet to an iron pin set; thence run South 88 degrees 03 minutes 37 seconds East for a distance of 378.75 feet to an iron pin set; thence run South 00 degrees 08 minutes 04 seconds East for a distance of 169.92 feet to an iron pin set; thence run South 87 degrees 57 minutes 51 seconds East for a distance of 120.00 feet to an iron pin set; thence run South 45 degrees 54 minutes 10 seconds East for a distance of 700.19 feet to an iron pin set; thence run South 44 degrees 35 minutes 30 seconds West for a distance of 175.27 feet to an iron pin set; thence run South 40 degrees 50 minutes 40 seconds West for a distance of 315.96 feet to an iron pin set; thence run South 43 degrees 14 minutes 46 seconds West for a distance of 127.95 feet to an iron pin set; thence run North 45 degrees 29 minutes 03 seconds West for a distance of 658.95 feet to an iron pin set; thence run South 44 degrees 30 minutes 57 seconds West for a distance of 150.53 feet to an iron pin set; thence run South 60 degrees 06 minutes 02 seconds West for a distance of 604.34 feet to an iron pin set; thence run South 47 degrees 27 minutes 38 seconds West for a distance of 100.14 feet to a point; thence run South 37 degrees 44 minutes 23 seconds West for a distance of 95.56 feet to an iron pin set; thence run South 53 degrees 55 minutes 03 seconds West for a distance of 78.63 feet to an iron pin set; thence run South 57 degrees 13 minutes 45 seconds West for a distance of 96.67 feet to an iron pin set; thence run South 43 degrees 35 minutes 12 seconds West for a distance of 210.23 feet to an iron pin set; thence run North 87 degrees 08 minutes 22 seconds West for a distance of 226.92 feet to an iron pin set on the Southeast right of way line of Alabama Highway No. 119; thence run North 30 degrees 08 minutes 53 seconds East along said Southeast right of way line for a distance of 1159.91 feet to an iron pin set on a curve to the right having a central angle of 10 degrees 07 minutes 43 seconds a radius of 3033.33 feet and a chord bearing of North 35 degrees 12 minutes 45 seconds East; thence run in a Northeasterly direction along the arc of said curve and also along said Southeast right of way line for a distance of 536.23 feet to an iron pin set; thence run North 40 degrees 07 minutes 48 seconds East along said Southeast right of way line for a distance of 76.24 feet to an iron pin found on the North line of said quarter quarter section; thence run South 87 degrees 55 minutes 21 seconds East for a distance of 223.05 feet to the point of beginning.

**PARCEL NUMBER: 10-6-13-0-001-003.003**

Real Estate Sales Validation Form

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

Grantor's Name Matthew Graves  
Mailing Address 3061 Cahaba Valley Rd  
Pelham, AL 35124

Grantee's Name Blaire McCurry  
Mailing Address 920 Rockford Rd  
Birmingham, AL 35222

Property Address Lot 1 Graves S/d  
Birmingham, AL 35242

Date of Sale 03/10/2017  
Total Purchase Price \$ 285,000.00

Or  
Actual Value \$

20170315000086730 03/15/2017 08:19:57 AM DEEDS 3/3

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  
X Sales Contract Other  
X 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 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).

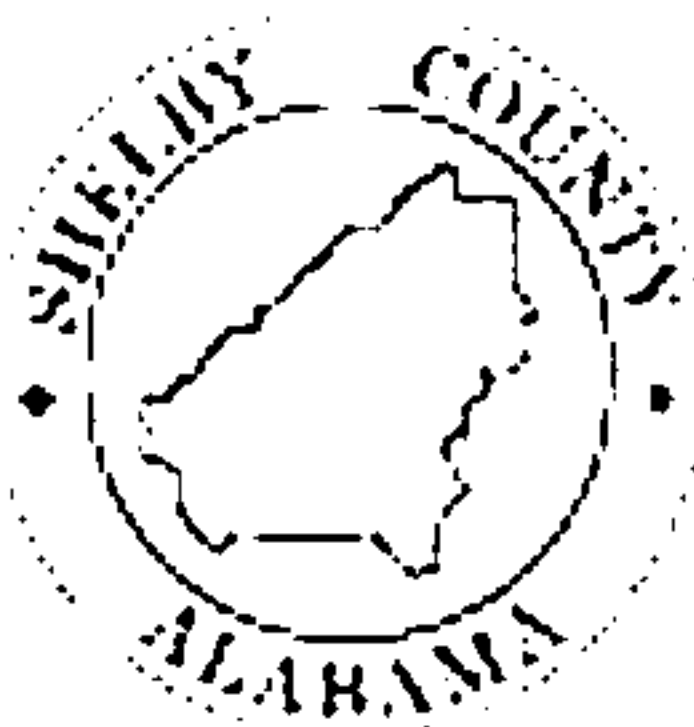
Date

Print B. CHRISTOPHER BATTLES

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/15/2017 08:19:57 AM  
\$51.00 CHERRY  
20170315000086730

James W. Fuhrmeister