

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

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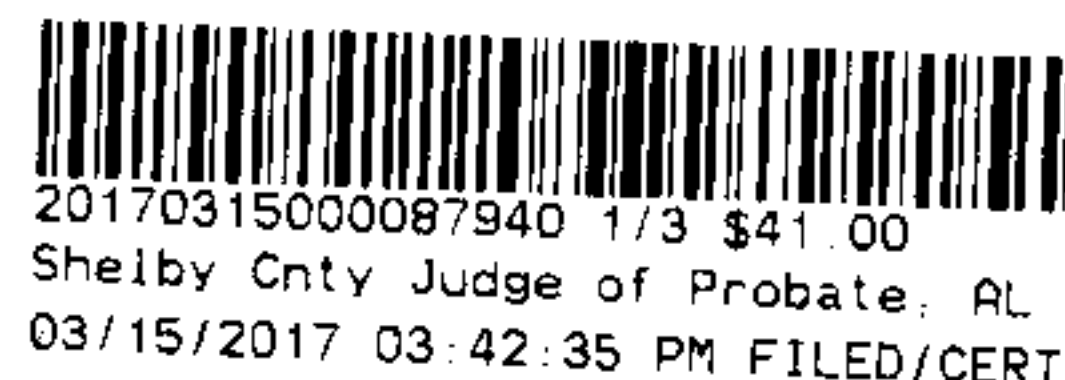
Send Tax Notice to:
Carol M. Sumerlin
89 Thomas Drive
Vincent, AL 35178

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWENTY THOUSAND DOLLARS and NO/100 (\$20,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Christopher W. Barber , a married man** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Carol M. Sumerlin** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit "A" Legal Description



SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2017.
2. Easements, restrictions, rights of way, and permits of record.
3. This property constitutes no part of the homestead of the grantor herein.

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 14th day of March, 2017.

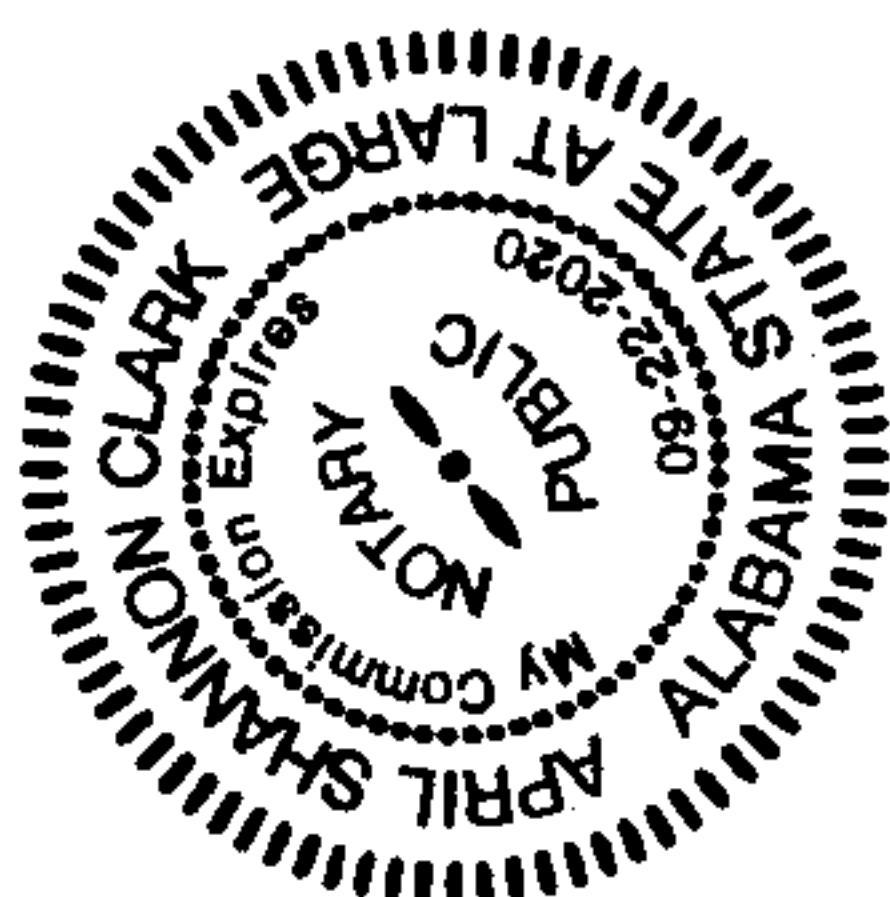
Shelby County, AL 03/15/2017
State of Alabama
Deed Tax: \$20.00


Christopher W. Barber

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Christopher W. Barber**, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of March, 2017.




Notary Public
My Commission Expires: 9/22/2020

EXHIBIT A

From the SE corner of Section 10, Township 19 South, Range 2 East, run West along the South boundary of said Section 10 for a distance of 381.73 feet; thence turn 90 degrees 40 minutes 25 seconds right and run 177.91 feet to the point of beginning of herein described parcel of land; thence continuing along aforementioned course for a distance of 188.83 feet; thence turn 32 degrees 13 minutes 25 seconds left and run 111.25 feet; thence turn 90 degrees 47 minutes 33 seconds right and run 147.12 feet to a point on the West boundary of the Central of Georgia Railroad; thence turn 86 degrees 01 minute 14 seconds right and run 407.0 feet along said railroad boundary; thence turn 120 degrees 07 minutes 22 seconds right and run 303.33 feet to the point of beginning of herein described parcel of land, being those same lands as described by that certain deed recorded in the Office of the Judge of Probate of Shelby County in Real Book 023, Page 302.

ALSO, a 20.0 drive easement, being 20' perpendicular to the West boundary of aforementioned Central of Georgia Railroad, extending from the Southeast corner of aforescribed parcel of land, South 32 degrees 45 minutes 50 seconds East approximately 250 feet to an existing paved street; being the same easement referred to in Book 023, Page 299, in the Office of the Judge of Probate of Shelby County, Alabama.

LESS AND EXCEPT: A lot in the town of Vincent, Alabama, described as follows: From the Southeast corner of Section 10, Township 19 South, Range 2 east, run West along the South boundary of said Section 10 for a distance of 381.73 feet; thence turn 90 degrees 40 minutes 25 seconds right and run 366.74 feet to the point of beginning; thence turn 32 degrees 13 minutes 25 seconds left and run 111.25 feet; thence turn 90 degrees 47 minutes 33 seconds right and run 147.12 feet to a point on the West boundary of the Central of Georgia Railroad; thence turn 86 degrees 01 minute 14 seconds right and run 111.25 feet along said railroad boundary; thence turn 88 degrees 41 minutes 54 seconds right and run 149.97 feet to the point of beginning of herein described parcel of land. Being part of those same lands described by that certain deed recorded in the Office of the Judge of Probate of Shelby County, Alabama in Deed Book 023, at Page 302.


20170315000087940 2/3 \$41.00
Shelby Cnty Judge of Probate: AL
03/15/2017 03:42:35 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 Christophe Barber
Mailing Address 65 College St
Vincent, AL 35178

Grantee's Name Carol M. Sumerlin
Mailing Address 89 Thomas Drive
Vincent, AL 35178

Property Address 89 Thomas Dr.
Vincent, AL 35178

Date of Sale 3-14-17
Total Purchase Price \$ 20,000.00

or
Actual Value \$

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
☒ 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 3-14-17

Print Christopher W. Barber

Unz 

Sign Christopher W. Barber
(Grantor/Grantee/Owner/Agent) circle one

20170315000087940 3/3 \$41.00
Shelby Cnty Judge of Probate, AL
03/15/2017 03:42:35 PM FILED/CERT

Form RT-1