

Send tax notice to:
Brian J. Malone & Rebecca J. Malone
10396 Highway 55
Sterrett, AL 35147
PEL1700110

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

State of Alabama
County of Shelby

20170322000095810
03/22/2017 12:40:05 PM
DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seventy Four Thousand Five Hundred and 00/100 Dollars (\$374,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **Donnie Lee Thompson, an unmarried man whose mailing address is: 35 Chestnut Circle Warrior, AL 35180** (hereinafter referred to as "Grantor"), by **Brian J. Malone and Rebecca J. Malone** (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 of land in the NW ¼ of the SW ¼ of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama described as follows: From the Northwest corner of the SW ¼ of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama, proceed North 89 degrees 52 minutes 37 seconds East along the North boundary of said SW ¼ a distance of 256.04 feet to the point of beginning of herein described parcel of land, said point being on the Easterly right of way boundary of County Highway #55; thence continue North 89 degrees 52 minutes 37 seconds East along the North boundary of said SW ¼ a distance of 167.63 feet to a point in the center of Alabama Power Company's Transmission Line; thence turn a deflection angle of 59 degrees 56 minutes 52 seconds right and proceed South 30 degrees 10 minutes 31 seconds East along the center line of said transmission line a distance of 775.17 feet; thence turn a deflection angle of 89 degrees 57 minutes 52 seconds right and proceed South 59 degrees 47 minutes 21 seconds West a distance of 70.75 feet to an iron pin on the Westerly right of way boundary of said transmission line; thence turn a deflection angle of 89 degrees 24 minutes 15 seconds left and proceed South 29 degrees 36 minutes 54 seconds East along the Westerly right of way line of said Transmission line a distance of 331.26 feet; thence turn a deflection angle of 118 degrees 44 minutes 28 seconds right and proceed South 89 degrees 07 minutes 34 seconds West a distance of 878.03 feet to a point on the East right of way boundary of said county highway #55; thence turn a deflection angle of 91 degrees 29 minutes 50 seconds right and proceed North 00 degrees 37 minutes 24 seconds East along said right of way line a distance of 263.17 feet to a concrete right of way marker and the beginning of a curve concave right having a delta angle of 28 degrees 37 minutes 24 seconds and a radius of 1435.63 feet; thence proceed along the arc of said curve concave right a distance of 717.20 feet to the point of ending of said curve; thence proceed North 29 degrees 14 minutes 48 seconds East along the Easterly right of way boundary of said road a distance of

66.25 feet to the point of beginning of herein described parcel of land; being situated in Shelby County, Alabama.

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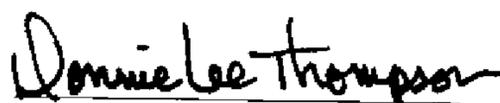
SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

\$337,050.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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

The Grantor does for himself, his heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his 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 Donnie Lee Thompson has hereunto set his signature and seal on March 21, 2017.

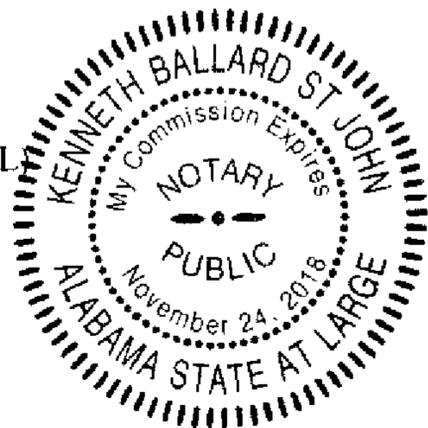

Donnie Lee Thompson

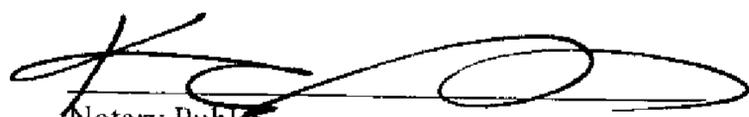
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donnie Lee Thompson, an unmarried man, whose name is 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 21st day of March, 2017.

(NOTARIAL SEAL)




Notary Public
Print Name: Kenneth Ballard St. John
Commission Expires: 11/24/2018

Real Estate Sales Validation Form

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

Grantor's Name Donnie Lee Thompson
Mailing Address 35 Chestnut Cr
Warrior AL 35186

Grantee's Name Brian J Malone
Mailing Address Rebecca J Malone
10396 Hwy 55
Street AL 35147

Property Address 10396 Hwy 55
Street AL 35147

Date of Sale 3/21/17
Total Purchase Price \$ 374,500

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 3/21/17

Print Kenneth B St John

Unattested

Sign [Signature]

(verified by)

(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
03/22/2017 12:40:05 PM
\$58.50 CHERRY
20170322000095810

[Signature]