

This instrument was prepared without
benefit of title evidence or survey by:

Joshua D. Arnold
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:
Marie Hillery Head
24 Ridge Drive
Mountain Brook, Alabama 35213

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Six Thousand Two Hundred Fifty and no/100 DOLLARS (\$46,250.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Linda Melton, single, Carl Weldon, single, Donna Schroeder, married, Debbie Vice, married, Karen Laird, single, George Laird, married, and Christopher Laird, single (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Marie Hillery Head (herein referred to as GRANTEE, whether one or more) all of my right, title, and interest in and to her portion of the following described real estate situated in Shelby County, Alabama to-wit:


**LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A" AND
INCORPORATED BY REFERENCE AS IF FULLY SET OUT HEREIN.**

TOGETHER WITH all buildings, structures and improvements thereon, and all and singular the rights, alleys, ways, waters, privileges, hereditaments and appurtenances to said Property belonging or in any way incident or appertaining.

The conveyance of the Property herein, and all covenants and warranties of Grantor contained herein, is made subject only to those matters set forth on Exhibit B attached hereto.

GRANTORS are the heirs of Cecil Weldon, Deceased, one of the heirs at law of George W. Weldon (Prob. Min Book 18, Pages 1-11), Deceased.

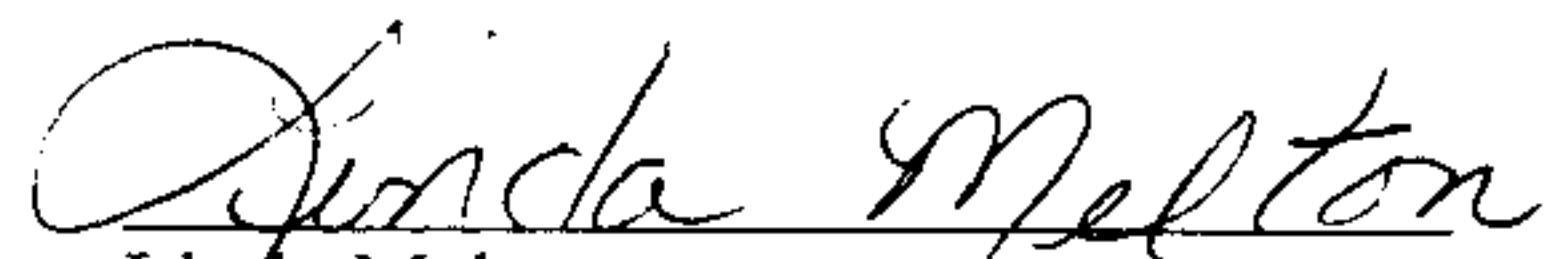
The above described property is not the homestead of GRANTOR.


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Shelby Cnty Judge of Probate, AL
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TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this the 13TH day of FEBRUARY, 2017



Linda Melton

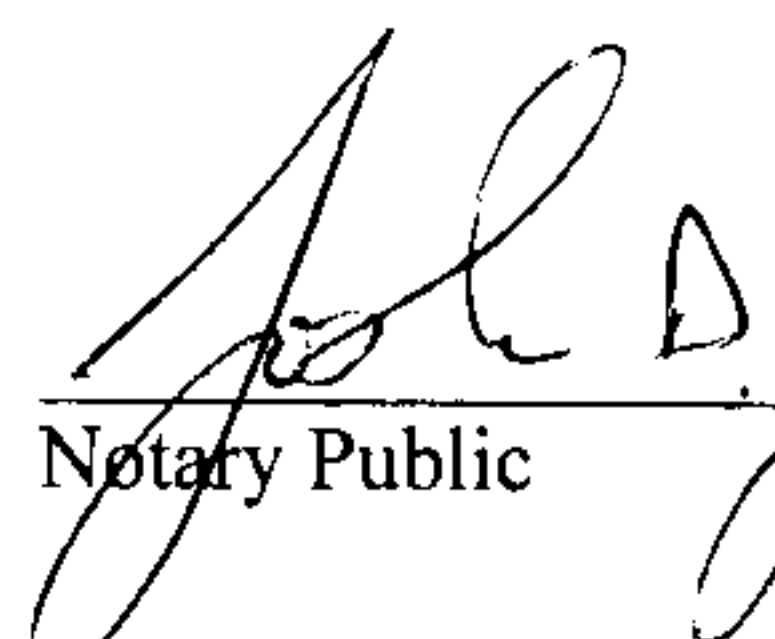
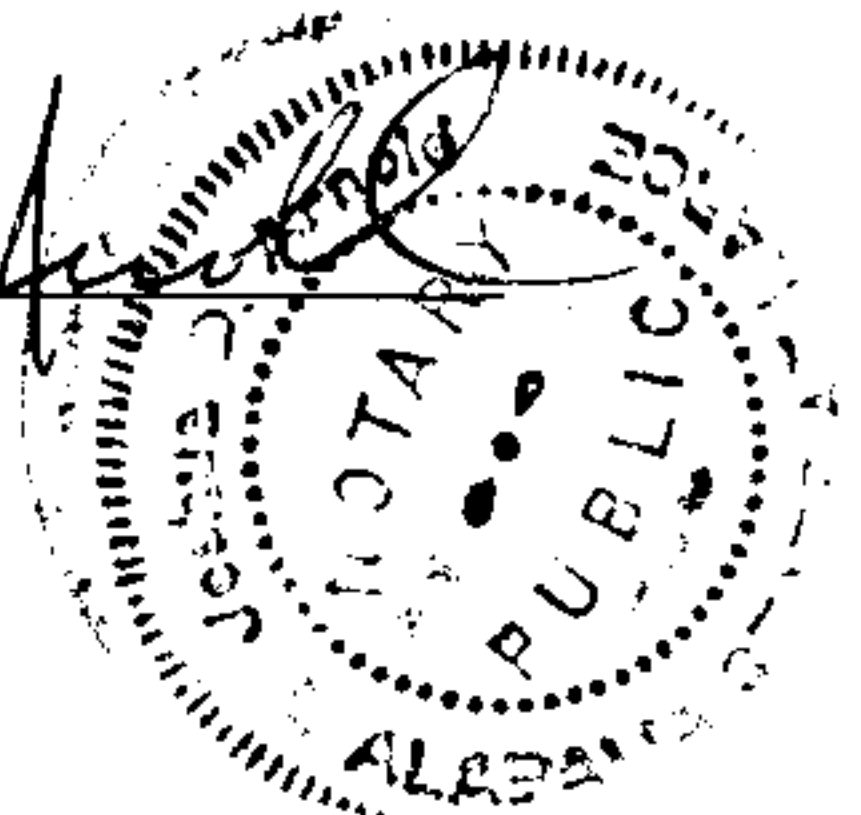
STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Linda Melton, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13TH day of FEBRUARY, 2017.


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Notary Public


Carl Weldon
Carl Weldon

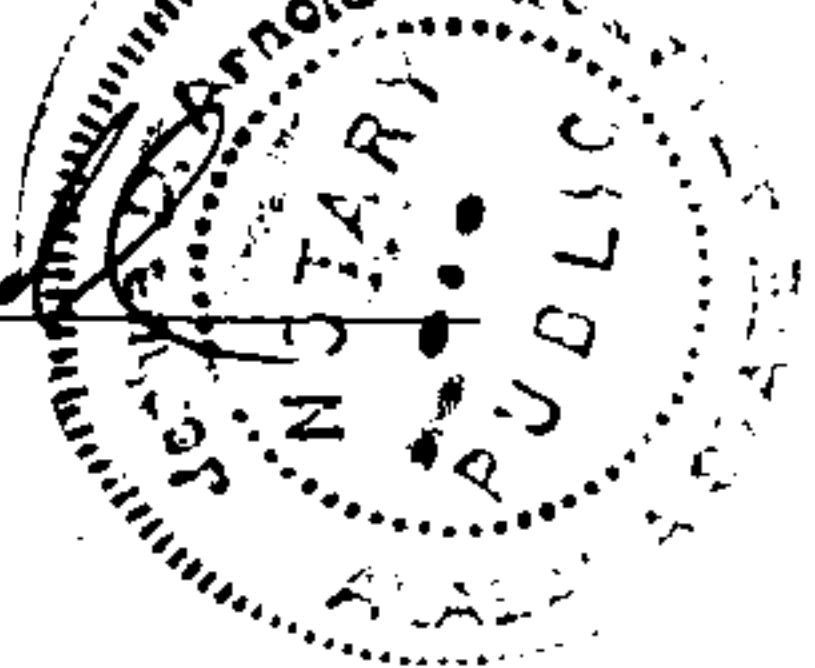
STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carl Weldon, 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, he executed the same voluntarily on the day the same bears date.

2017 Given under my hand and official seal this the 13th day of FEBRUARY,

John D. Arnold
Notary Public



Donna Schroeder
Donna Schroeder

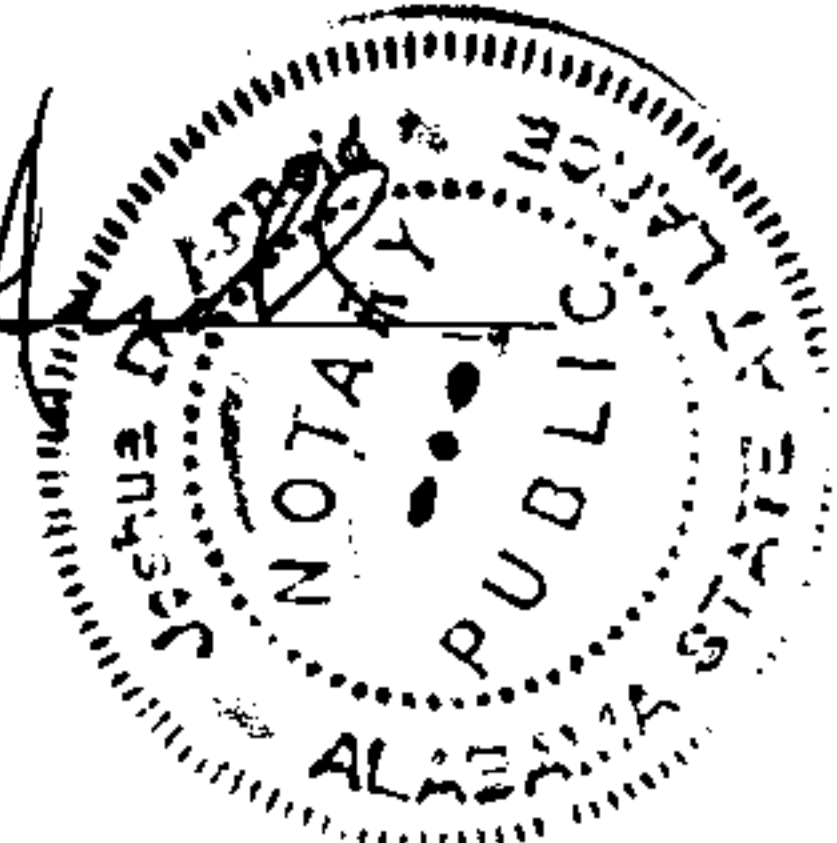
STATE OF ALABAMA)
SHELBY COUNTY)


General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donna Schroeder, 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, she executed the same voluntarily on the day the same bears date.

2017 Given under my hand and official seal this the 13th day of FEBRUARY,

John D. Arnold
Notary Public




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Debbie Vice
Debbie Vice

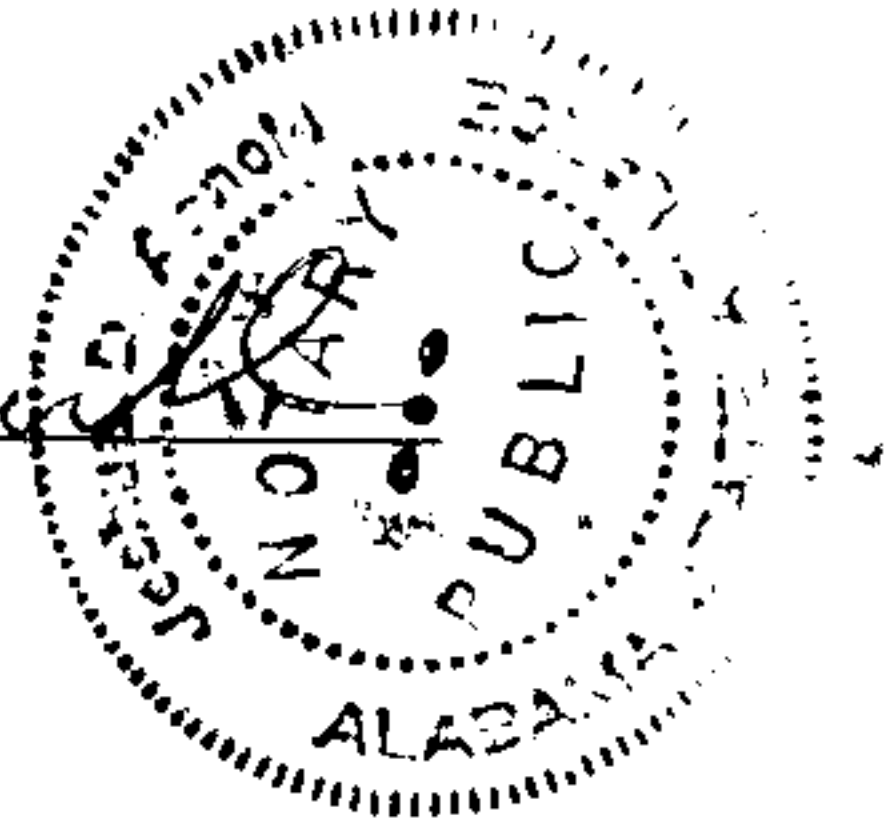
STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Debbie Vice, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of February,
2017.

John D. Laird
Notary Public



Karen Laird
Karen Laird

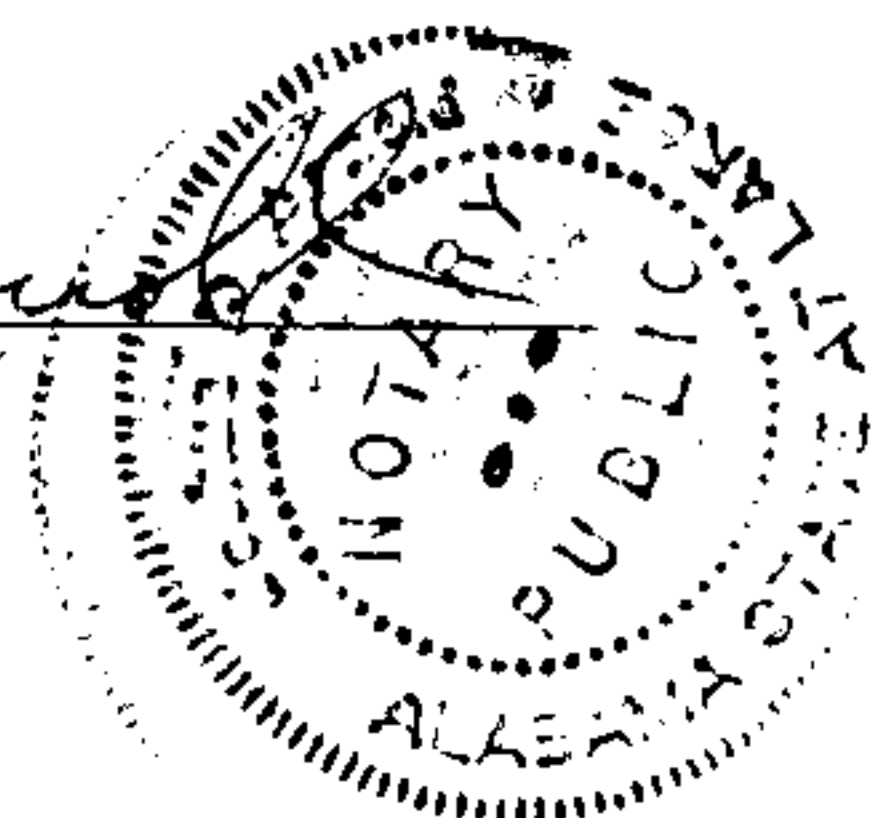
STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen Laird, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of February,
2017.

John D. Laird
Notary Public



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George Laird
George Laird

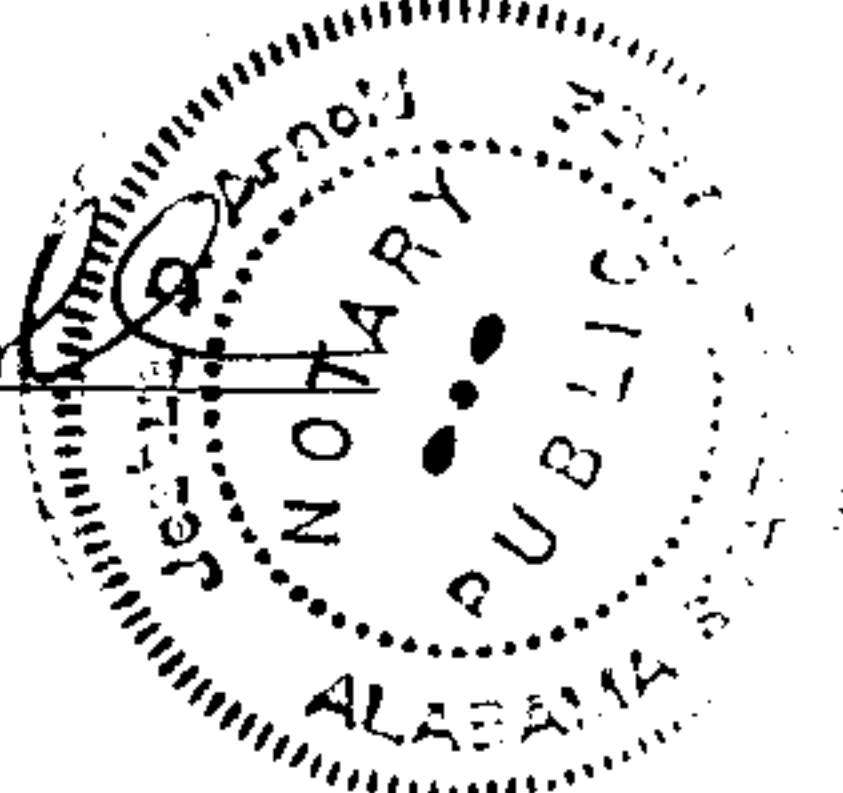
STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George Laird, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of February,
2017.

John D. Arnold
Notary Public



Christopher Laird
Christopher Laird

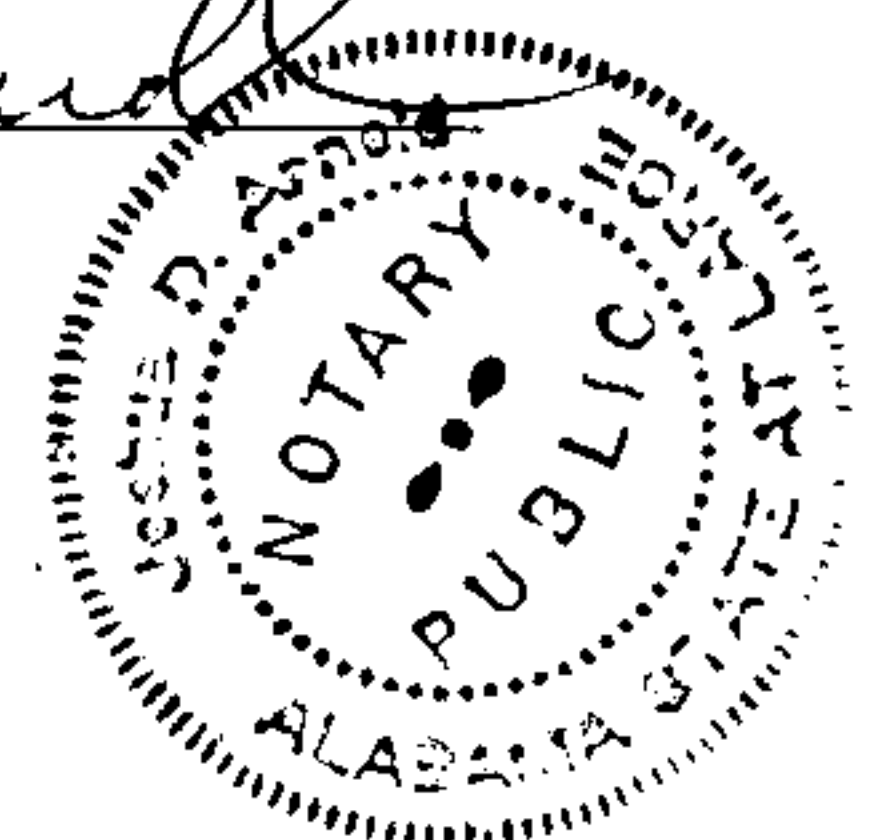
STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher Laird, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of February,
2017.

John D. Arnold
Notary Public





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EXHIBIT A

Legal Description of Real Property

A parcel of land being the East ½ of the Southeast ¼ of Section 21, Township 18 South, Range 1 East, Shelby County, Alabama, as recorded in Deed Book 18 Page 9 in the Office of the Judge of Probate, Shelby County, Alabama.




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EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the 2017 calendar year and subsequent years, which are not yet due and payable.
2. Mineral rights to the Property.


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Drake, Elzira Z
9851 Bear Creek Rd
Starratt, AL 35147
Parcel Number: 04 5 21 0 000 003.000
INST. # 20020625000298360

Stewart, Shelly
10193 Bear Creek Rd
Starratt, AL 35147
Parcel Number: 04 5 21 0 000 002.001
DB 344 PG 151; DB 351 PG 756;
RB 298 PG 750

Baily, Leon Etal
Parcel Number: 04 5 22 0 000 008.000
OB 230 P 468

Conover, Wendy
9522 Bear Creek Rd
Starratt, AL 35147
Parcel Number: 04 5 21 0 000 008.000
INST. # 2002-05028

Giles Perkins
& Marie Hilary Head
480 Mystic Valley View
Starratt, AL 35147
Parcel Number: 04 5 22 0 000 007.000
INST. # 20140118000014830

Giles Perkins
& Marie Hilary Head
480 Mystic Valley View
Starratt, AL 35147
Parcel Number: 04 5 21 0 000 009.000
DB 18 P 8
3,267,408.6 Sq. Feet
+/- 75.01 Acres

Giles Perkins
& Marie Hilary Head
Parcel Number: 04 5 21 0 000 010.000
INST. # 20160617000209500

Huner, Stanley C & Jane S
538 Mystic Valley View
Starratt, AL 35147
Parcel Number: 04 5 22 0 000 008.000
INST. # 1997-32445

Clark, Colbert Frederick
2150 Mystic Valley View
Starratt, AL 35147
Parcel Number: 04 5 28 0 000 001.000
INST. # 20150826000297200

Clark, Colbert Frederick
2150 Mystic Valley View
Starratt, AL 35147
Parcel Number: 04 5 27 0 000 001.000
INST. # 20150826000297200

STREET ADDRESS: Rural Property, Shelby County, Alabama
STATE OF ALABAMA
COUNTY OF SHELBY

I, David G. Nichols, a Registered Land Surveyor in the State of Alabama, hereby certify that all parts of this survey and drawing have been completed in accordance with the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

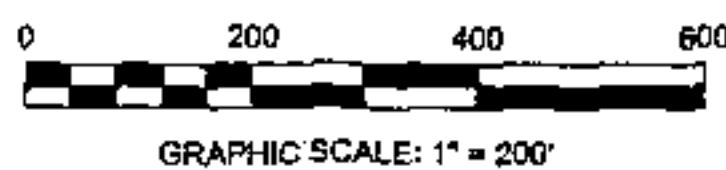
Being more particularly described as follows, to wit: a parcel of land being the East 1/2 of the Southeast 1/4 of Section 21, Township 18 South, Range 1 East, Shelby County, Alabama, as recorded in Deed Book 18 Page 3 in the Office of the Judge of Probate, Shelby County, Alabama.

According to my survey this 27th day of September, 2016.

BY: *David G. Nichols*
David G. Nichols, PLS AL 19750
4908 County Rd 12
Odenville, AL 35120
(205) 919-8048



NOTES:
Type Survey: BOUNDARY
Improvements not located



LEGEND

These standard symbols and abbreviations may be found in the drawing.

- Boundary Line
- Adjoining Boundary Line
- Centerline
- Right of Way
- EIP
- EIP = Existing Iron Pin

CLINKSCALES LAND SURVEYING, LLC

Job #: 16-018

| | | | | |
|------------------|--|--|--------------------|--|
| SCALE: 1" = 200' | APPROVED BY: David G. Nichols REG. NO. 19750 | DATE OF SURVEY: 09/27/2016 | Cell: 205-616-9864 | 1068 Fairbank Lane, Chelsea, AL 35043 |
| DATE: 10/06/2016 | | SURVEYED/DRAWN BY: Steven J. Clinkscales, LSIT | | |

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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 : Linda Melton, Carl Weldon, et al
c/o Ellis Head Owens & Justice
Mailing Address P O Box 587
Columbiana, AL 35051

Grantee's Name: Marie Hillery Head
Mailing Address: 24 Ridge Drive
Mountain Brook, AL 35213

Property Address: 40 Bradley Drive
Chelsea, AL 35043

Date of Sale 2/13/17

Total Purchase Price \$ 46,250.00

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 2/13/17

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

Print SOSHA D ANCO

☐ Unattested

(Verified by) _____


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