

WARRANTY DEED

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

Send tax notice to:
Connie L. Reaves
1270 1st Ave. W.
Alabaster, AL 35007

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Ten and no/100 Dollars (\$10.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, I, **POLLY E. WRIGHT, an unmarried woman** (herein referred to as Grantor) grant, bargain, sell and convey unto **CONNIE L. REAVES** (herein referred to as Grantee), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

No opinion as to the title of the above-described property was requested by the parties to this deed and preparer of this deed offers no opinion as to the title to the above-described property. Legal description furnished by the Grantor herein.

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.

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 23rd day of March, 2017.

Polly E. Wright

POLLY E. WRIGHT

**STATE OF ALABAMA
COUNTY OF SHELBY**


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

Given under my hand and official seal this 23rd day of March, 2017.

TISHA DAWN EICHELBERGER
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 19, 2020

Tisha Dawn Eichelberger

Notary Public
My Commission Expires: 10/19/2020


20170324000098910 1/3 \$85.00
Shelby Cnty Judge of Probate, AL
03/24/2017 10:17:26 AM FILED/CERT

Shelby County, AL 03/24/2017
State of Alabama
Deed Tax: \$64.00

EXHIBIT "A"


Lot 1, according to the survey of Vernon Survey as recorded in Map Book 27, Page 132 in Shelby County, Alabama; being more particularly described as follows;

From the Northwest corner of the Southeast Quarter of the Southeast Quarter of Section 34, Township 20 South, Range 3 West, run Easterly along the North boundary line of the said 1/4-1/4 section for 401.37 feet; thence turn an angle of 37 degrees 07 minutes to the right and run Southeasterly 608.17 feet to a point; thence turn an angle of 86 degrees 17 minutes 40 seconds to the right and run Southwesterly 132.8 feet to the point of beginning of the and herein described; thence continue Southwesterly along the last said course for 126.0 feet to a point on the Southeast right of way line of Alabaster-Helena County Road; thence turn an angle of 80 degrees 49 minutes to the left and run Southeasterly along the Northeast right of way line of said county road for 100 feet; thence turn an angle of 98 degrees 06 minutes 40 seconds to the left and run Northeasterly 125 feet; thence run Northwesterly 103.18 feet more or less to the point of beginning. This land being a part of the Southeast Quarter of the Southeast Quarter of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama.

And The following described real estate situated in Shelby County, Alabama, to-wit;

From the Northwest corner of the Southeast 1/4 of Section 34, Township 20 South, Range 3 West, run Easterly along the North boundary line of said 1/4-1/4 section for 401.37 feet; thence turn an angle of 37 degrees 07 minutes to the right and run Southeasterly 528.17 feet to a point; thence continue Southeasterly along the same course for 80 feet to a point; thence turn an angle of 86 degrees 17 minutes 40 seconds to the right and run Southwesterly 108.8 feet to the point of beginning; thence continue along the same course a distance of 24.0 feet; thence run in a Southeasterly direction and parallel with the North line of the Helena-Alabaster County Road a distance of 100.0 feet; thence turn an angle of 88 degrees 42 minutes 20 seconds to the left and run Northeasterly a distance of 24.2 feet to a point; thence turn left and run in a Northwesterly direction 103.4 feet more or less, to the point of beginning; being situated in Shelby County, Alabama.

Property Address: 1270 1st Avenue West, Alabaster, AL 35007


20170324000098910 2/3 \$85.00
Shelby Cnty Judge of Probate, AL
03/24/2017 10:17:26 AM 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 Polly E. Wright
Mailing Address 350 Colt Lane
Franklin, TN 37069

Grantee's Name Connie L. Reaves
Mailing Address 1270 1st Ave. W.
Alabaster, AL 35007

Property Address 1270 1st Ave. W.
Alabaster, AL 35007

Date of Sale March 23, 2017
Total Purchase Price \$
Or
Actual Value \$
Or
Assessor's Market Value \$63,530.00

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
Sales Contract Other Assessors value under
Closing Statement parcel ID 13-8-34-4-001-070.000

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 3/24/17

Print CONNIE L. REAVES
B. CHRISTOPHER BATTLES

Unattested (verified by)

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

Form RT-1

