



20170405000114730 1/5 \$90.50  
 Shelby Cnty Judge of Probate, AL  
 04/05/2017 08:21:11 AM FILED/CERT

DEED 624 423  
 Recorded In Above Book and Page  
 03/30/2017 10:13:25 AM  
 Eldora B. Anderson  
 Judge of Probate  
 Perry

Deed Tax  
 Recording Fee  
 TOTAL

208.00  
 26.00  
 234.00

**STATE OF ALABAMA**

**COUNTIES OF SUMTER, PERRY,  
 BIBB, CHILTON, LOWNDES, AND  
 SHELBY**

**EXCHANGE DEED**

THIS INDENTURE, made and entered into on this the 14<sup>th</sup> day of March, 2017, between **MICHAEL C. BUCHANAN**, a married man, hereinafter referred to as **GRANTOR**, and **RICHARD W. BUCHANAN, III**, hereinafter referred to as **GRANTEE**.

**WITNESSETH:**

That for and in consideration of the simultaneous conveyance of Grantee's interest in jointly owned property to Grantor, and the payment of TWENTY THOUSAND ONE HUNDRED EIGHTY-EIGHT AND 00/100 (\$20,188.00), cash in hand paid to Grantor by Grantee, the receipt of which is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto the said Grantee, in fee simple, all of his undivided interest, being an undivided one-third (1/3) interest, in and to the following described real estate, situate, lying and being in the Counties of Sumter, Perry, Bibb, Chilton, Lowndes, and Shelby, State of Alabama, to-wit:

**PARCEL ONE  
 (Robinson NW) Sumter County**

Fractional S 1/2, south of Tombigbee River, less 7 acres to USA, all in Section 12, T19N, R1E, Sumter County, Alabama, containing 30 acres, more or less.

The NE 1/4, the East 1/2 of the NW 1/4 South and East of the Tombigbee River, the East 1/2 of the SW 1/4 and the SE 1/4, all in Section 13, T19N, R1E, Sumter County, Alabama, containing 456 acres, more or less.

The N 1/2 of Section 24, T19N, R1E, Sumter County, Alabama.

**PARCEL TWO**  
**(Robinson SW) Sumter County**

The NE 1/4 of the SE 1/4, Section 23, T19N, R1E, Sumter County, Alabama, containing 40 acres, more or less.

The W 1/2 of the SW 1/4, the E 1/2 of the SE 1/4, less about 15 acres in the SW corner, all in Section 24, T19N, R1E, Sumter County, Alabama.

The E 1/2 of the NE 1/4 north of Pine Top Road of Section 25, T19N, R1E, Sumter County, Alabama.

**PARCEL THREE**  
**(Tillman) Perry County**

The Tillman Tract being the SE/4 of SE/4 in Section 8; SW/4 of SW/4 in Section 9; Frl. NW/4 less an 8 acre strip off the south side of the SE/4 of NW/4, NW/4 of SW/4, in Section 16; NE/4 of NE/4 in Section 17, all in Township 19 North, Range 9 East, containing 312 acres, in Perry County, Alabama.

**PARCEL FOUR**  
**(Betty Curb) Bibb County**


S/2 of NW/4, in Section 32, Township 23N, Range 11E, containing 80 acres.

**PARCEL FIVE**  
**(Parnell) Chilton County**

NE/4 of SW/4, NW/4 of SE/4, in Section 27, Township 20N, Range 11 E, containing 80 acres.

**PARCEL SIX**  
**(Black 80) - Lowndes County**

E 1/2 of NW 1/4 of Section 17, containing 80 acres, more or less, and lying and being in Township 15 North, Range 14 East, in Lowndes County, Alabama.

  
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**PARCEL SEVEN**  
**(Alliance Chalker) Shelby County**

**Alliance 40 Tract**

SW 1/4 of SE 1/4 of Section 14 containing 40 acres, more or less, and lying and being in Township 18 South, Range 1 East, in Shelby County, Alabama.

**Chalker Tract**

All of NW 1/4 of NE 1/4 lying north and east of Central of Georgia Railroad Company's right of way, and all of the SW 1/4 of NE 1/4 lying north and east of Central of Georgia Rail Company's right of way, said quarter Section lying and being situated in Section 24 containing 34 acres, more or less, and lying and being in Township 18 South, Range 1 East.

Also a twenty (20) foot access easement across the NE 1/4 of NE 1/4 of Section 24 as reserved in Deed Book 280 Page 419.

All other access, rights of way, and easements for ingress and egress to this Section 24 property owned by Grantor in Shelby County, Alabama.

**RESERVING FROM ALL PARCELS** unto Grantor any and all mineral and mining rights owned by Grantor.

**ALL PARCELS SUBJECT, HOWEVER, TO ANY AND ALL OF THE FOLLOWING:** easements, reservations, restrictions and rights-of-way heretofore filed and of record; mineral and mining rights heretofore reserved and severed and not owned by Grantor; rights of parties in possession, matters not of record which would be disclosed by an accurate survey and inspection of the property, and underground easements or other uses of subject property not visible from the surface.

**THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, OR HIS SPOUSE.**

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD** unto the said Grantee, in fee simple, forever.

Grantor represents to and covenants with Grantee, his heirs and assigns, that Grantor is seized of an indefeasible estate, in fee simple, in and to said described property, and that Grantor has the

lawful right to sell and convey the same; that said property is free of any and all liens, taxes and encumbrances whatsoever, and that Grantor will forever warrant and defend Grantee, his heirs and assigns, in the quiet and peaceable possession of the same against the lawful claims or demands of any and all persons whomsoever.

**IN WITNESS WHEREOF**, Grantor hereunto sets his hand and affixes his seal on this the day and in the year first hereinabove written.



**MICHAEL C. BUCHANAN**

STATE OF Alabama )

COUNTY OF Baldwin )

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **MICHAEL C. BUCHANAN**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

**GIVEN UNDER MY HAND AND SEAL** this the 12th day of March, 2017.



Notary Public

(SEAL)

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: APR. 9, 2017  
BONDED THRU WESTERN SURETY COMPANY

My Commission Expires: 04/09/2017

**NOTE:** The preparing of this document does not constitute an examination of title as to the property described herein. The preparing attorneys have made no such title examination unless reflected by separate documents signed by such attorneys.

**THIS INSTRUMENT PREPARED BY:**

Allen S. Reeves  
REEVES & STEWART, P.C.  
Attorneys at Law  
P.O. Box 447  
Selma, Alabama 36702-0447



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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 Michael Buchanan  
Mailing Address 28459 Beau Chene Court  
Daphne, AL 36526

Grantee's Name Richard W. Buchanan III  
Mailing Address 824 37th Avenue NW  
Hickory, NC 28601

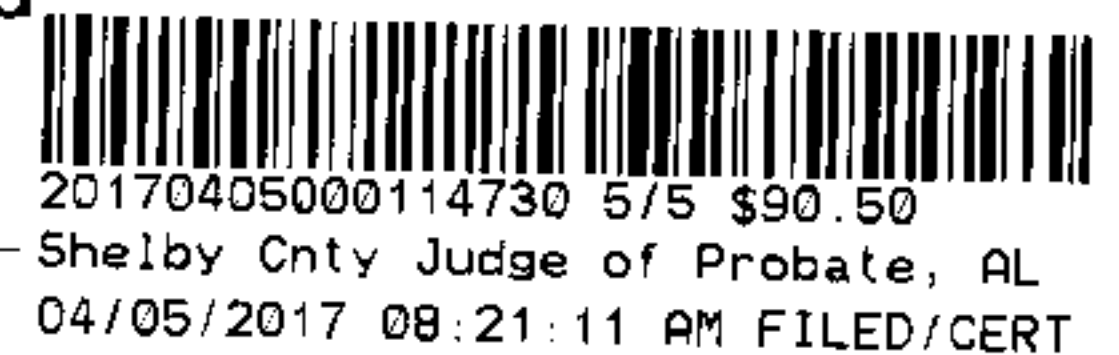
Property Address 1/3 interest in 74 acres  
Sections 14 and 24  
T18S, R1E  
Shelby County, AL

Date of Sale March 15, 2017  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ 63,333.33  
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 3/15/17  
Unattested

Print Adrian S. Rogers  
Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1