

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Phagin N. Bird
11395 Gallups Crossroads
Harpersville, AL 35078

WARRANTY DEED

20170406000117030 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
04/06/2017 12:48:21 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the division of property under the Estates of Isaac Elmer Bird and Ruby Inez Bird, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Sallie B. Ray, a married woman and Phagin N. Bird, a married man, (herein referred to as grantor)** grant, bargain, sell and convey unto **Phagin N Bird (herein referred to as grantees)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Sallie B. Ray and Phagin N. Bird constitute all of the heirs at law and next of kin of Isaac Elmer Bird, who died on or about the 31st day of July, 2008; and of Ruby Inez Bird, who died on or about the 1st day of January, 2017.

Subject to taxes for 2017 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OF OR HIS/HER SPOUSE.

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 6th day of April, 2017.

Sallie B. Ray
Sallie B. Ray

Phagin N. Bird
Phagin N. Bird

STATE OF ALABAMA
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify Sallie B. Ray and Phagin N. Bird, whose name(s) is/are signed to the foregoing conveyance, and who are 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 6th day of April, 2017.

Janet F. Pearson
Notary Public

My commission expires: 10/20/2020

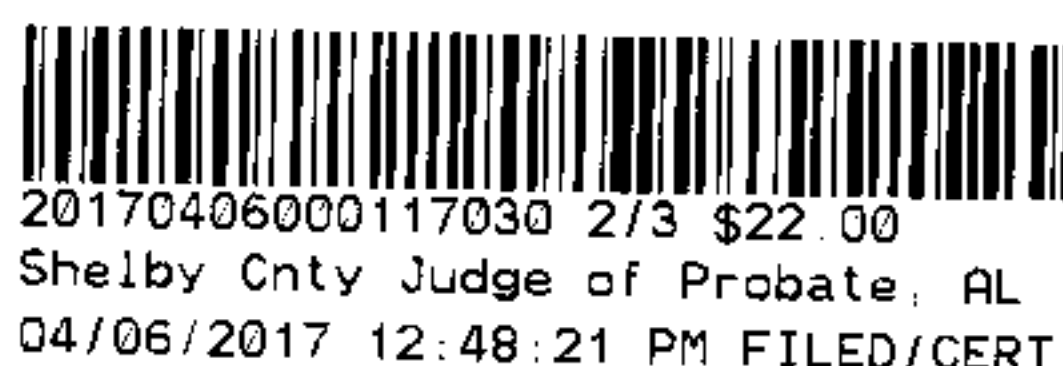
EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL NO. 2:

Commence at a 4" X 6" rock being the Southeast corner of the Southeast One-Fourth of the Northwest One-Fourth of Section 29, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed North 00 degrees 15 minutes 25 seconds East along the East boundary of said Quarter-Quarter Section for a distance of 629.00 feet (set ½-inch rebar); thence continue North 00 degrees 15 minutes 25 seconds East along the East boundary of said Quarter-Quarter Section for a distance of 231.70 feet (set ½-inch rebar) to the point of beginning; from this beginning point proceed South 89 degrees 53 minutes 23 seconds West for a distance of 1236.68 feet (set ½-inch rebar) to a point on the Easterly right of way of Shelby County Highway 62 (Gallups Crossroad); thence proceed North 00 degrees 06 minutes 37 seconds West along the Easterly right of way of said Gallups Crossroad for a distance of 484.76 feet (set ½-inch rebar); thence proceed South 89 degrees 59 minutes 49 seconds East along the North boundary of said Quarter-Quarter Section for a distance of 1239.77 feet (set ½-inch rebar), said point being the Northeast corner of said Quarter-Quarter Section; thence proceed South 00 degrees 15 minutes 25 seconds West along the East boundary of said Quarter-Quarter Section for a distance of 482.32 feet to the point of beginning.

The above described land is located in the Southeast One-Fourth of the Northwest One-Fourth of Section 29, Township 19 South, Range 2 East, Shelby County, Alabama.

According to survey of Christopher M. Ray, PLS #26017, dated March 2, 2017.



Real Estate Sales Validation Form

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

Grantor's Name Sallie R. Ray and
Mailing Address Phagin A. Bird

Grantee's Name Phagin A. Bird
Mailing Address 11395 Gallups Crossroads
Hopewell, AL 35078

Property Address 11503 Gallups Crossroads
Hopewell, AL 35078

Date of Sale 4/6/17

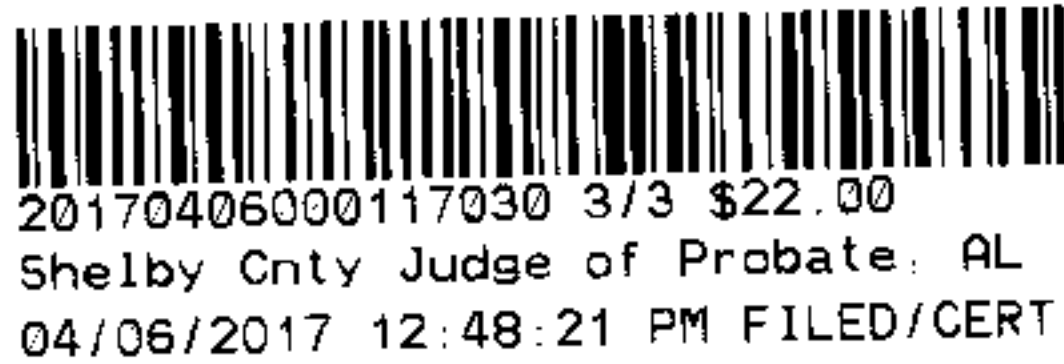
Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 51,580.00



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
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other Shelby County Property Tax
Total Market Value 50% Property
divided

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 4/6/17

Print Mike T. Atchison

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one