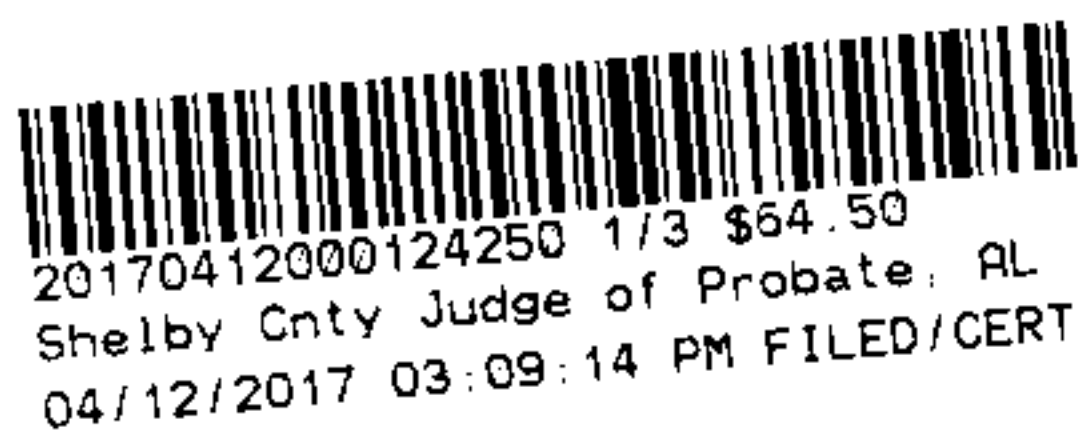




GRANTEE'S ADDRESS:
1973 Highway 280 E
Harpersville, Alabama 35078

WARRANTY DEED

STATE OF ALABAMA,
SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that on the 12 day of April, 2017, in consideration of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) and other good and valuable consideration, the undersigned, JAMES SRYGLEY, an unmarried man, whose address is 155 Wallace Street, Sylacauga, Alabama 35150 herein referred to as Grantor, does hereby grant, bargain, sell and convey unto ^{Diane} LINDA SRYGLEY, an unmarried woman, whose address is 1973 Highway 280 E, Harpersville, Alabama, 35078, herein referred to as Grantee, in fee simple, the following described real estate, situated in Shelby County, Alabama, to-wit:

A portion of the S ½ of SW 1/4 of Section 1, Township 20, Range 2 East, more particular described as follows: Commence at the Southwest corner of said Section 1 and run thence along the South line of said Section 1 North 87 degrees 57 minutes East 863.2 feet to a point; thence continue along the South line of said Section 1 North 87 degrees 57 minutes East 803 feet to the West line of a settlement road; thence along the West line of said Settlement Road North 35 degrees 30 minutes East 159 feet to the West line of the Alabama Power Company transmission line right of way; thence along the West line of said transmission line right of way North 18 deg. 30 min. West 152 feet to the South line of the right of way of Highway No. 91; thence along the South right of way line of said Highway No. 91, North 55 degrees 20 minutes West 306 feet to the point of beginning; thence continue along said right of way line in the same direction 210 feet; thence South 35 degrees 30 minutes West 210 feet; thence South 55 degrees 20 minutes East 210 feet; thence North 35 degrees 30 minutes East 210 feet to the point of beginning; said lot being situated in the SE 1/4 of SW 1/4 of said Section 1, Township 20, Range 2 East.

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever. And I do for myself and my heirs, executors and administrators, covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that it 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 and assigns 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, the said Grantor has hereunto set his hand and seal on the same day

and year first above written.

James A Srygley
JAMES SRYGLEY

STATE OF ALABAMA,
TALLADEGA COUNTY.

I, the undersigned authority, a Notary Public for said County and State, hereby certify that JAMES SRYGLEY, a married man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 12th day of April, 2017.

Joy Rene Marler
NOTARY PUBLIC

THIS INSTRUMENT PREPARED FROM A
DESCRIPTION PROVIDED BY THE PARTIES
WITH NO EXAMINATION OF TITLE BY:
Rumsey and Rumsey
Post Office Drawer 1325
Sylacauga, Alabama 35150
(256) 245-1930



20170412000124250 2/3 \$64.50
Shelby Cnty Judge of Probate, AL
04/12/2017 03:09:14 PM 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 James Srygley
Mailing Address 155 Wallace St.
Sylacauga 35150

Grantee's Name Linda Srygley
Mailing Address Po Box 416
Chelsea AL 35043

Property Address 171010 000 052.000
1973 US 280
Harpersville AL
35028

Date of Sale 4/12/17
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 43,490.

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 Tax office

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 4/12/17

Print Linda Dianne Srygley

Sign

Linda Dianne Srygley
(Grantor/Grantee/Owner/Agent) circle one

✓ Unattested

Verified by)

