

**THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000**

**Send Tax Notice To:
JOSHUA AIRIAN MCDONALD
76 DOGWOOD HILL DRIVE
LEEDS, ALABAMA 35094**

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**


20170426000143080 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
04/26/2017 11:12:06 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIFTY FOUR THOUSAND DOLLARS AND NO/100 (\$54,000.00) DOLLARS** and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we **CHARLES MCDONALD AND WIFE, BETTY MCDONALD** (hereinafter referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **JOSHUA AIRIAN MCDONALD** (herein referred to as Grantee, whether one or more), the following described real estate, situated in St. Clair, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" MADE PART HERETO BY REFERENCE

SUBJECT TO:

- 1) TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS**
- 2) EASEMENTS, BUILDING LINES AND RESTRICTIONS AS SHOWN ON RECORDED MAP**
- 3) TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.**

Said deed was prepared without the benefit of title insurance or examination. Legal description was provided by the Grantor.

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 said Grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 2nd day of December, 2015.

Charles McDonald
CHARLES MCDONALD

Betty McDonald
BETTY MCDONALD

STATE OF ALABAMA
SHELBY COUNTY

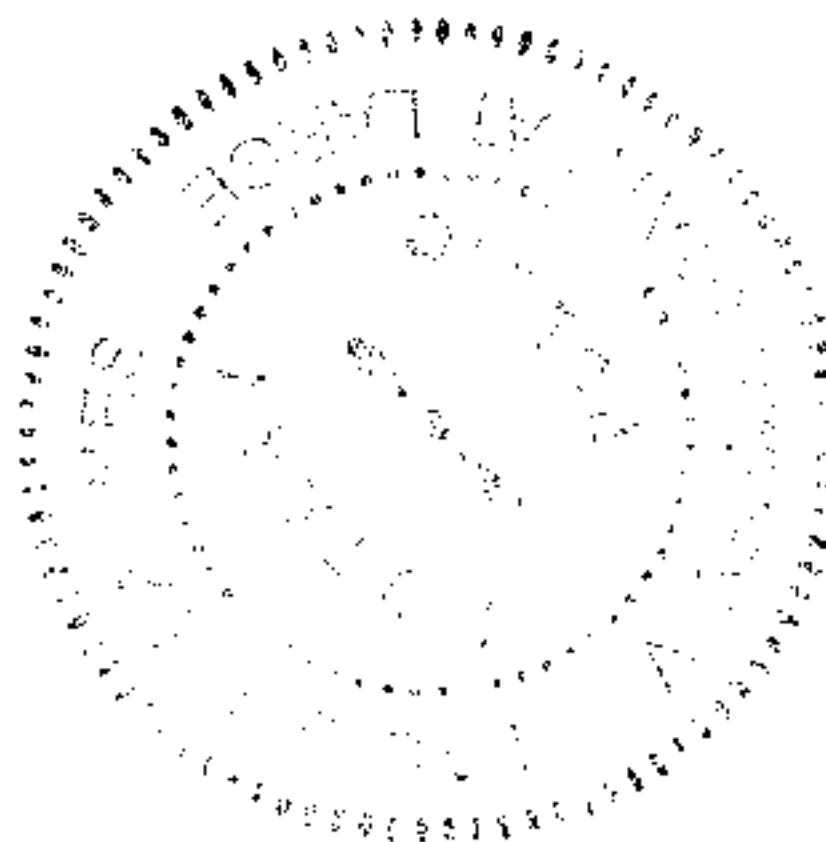
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that CHARLES MCDONALD AND BETTY MCDONALD whose name is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of December, 2015.

[Signature]
Notary Public

My Commission Expires:

2/4/16



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EXHIBIT "A"

A tract of land located in the SE1/4 of the NW1/4 and the SW1/4 of Section 33, Township 17 South, Range 1 East, of Huntsville Meridian, Shelby County, Alabama. Being more particularly described as follows:

LEGAL DESCRIPTION TRACT 1

Commencing at a 2" open top pipe marking the SE corner of the NW1/4 of the SW1/4 of Section 33, T-17-S, R-1-E, Shelby County, Alabama; thence along the south line of said 1/4-1/4 section S 89°15'15" W for a distance of 151.27 feet to a point; thence leaving said south 1/4-1/4 line run N 51°40'22" W for a distance of 72.26 feet to a point; thence N 01°33'58" W for a distance of 177.74 feet to an axle found; thence S 61°26'11" W for a distance of 190.73 feet to a 5/8" capped rebar set (D.McKinney PLS 30350) and the Point of Beginning; thence continue S 61°26'11" W for a distance of 171.45 feet to a 5/8" capped rebar set (D.McKinney PLS 30350); thence N 16°42'53" W for a distance of 244.01 feet to a 5/8" capped rebar set (D.McKinney PLS 30350) and the South right-of-way of Central of Georgia Railroad (250' right-of-way) said point being 92.29 feet perpendicular to the centerline between 2 sets of railroad tracks; thence along said South right-of-way N 47°55'51" E for a distance of 89.16 feet to a 5/8" capped rebar set (D.McKinney PLS 30350) said point being 92.29 feet perpendicular to the centerline between 2 sets of railroad tracks; thence leaving said south right-of-way S 36°09'57" E for a distance of 261.93 feet to the Point of Beginning. Said described tract containing 0.74 acres, more or less, lying in the NW1/4 of the SW1/4 of Section 33, Township 17 South, Range 1 East, Shelby County, Alabama.

Together with an ingress / egress easement 20 feet in width, lying 10 feet each side of the following described centerline of an existing gravel drive

Commencing at a 2" open top pipe marking the SE corner of the NW1/4 of the SW1/4 of Section 33, T-17-S, R-1-E, Shelby County, Alabama; thence along the south line of said 1/4-1/4 section S 89°15'15" W for a distance of 151.27 feet to a point; thence leaving said south 1/4-1/4 line run N 51°40'22" W for a distance of 22.26 feet to a point on the North right-of-way of Mimosa Road (80' right-of-way) a.k.a Dunnivant Wye Loop; thence continue N 51°40'22" W for a distance of 88.56 feet to a point; thence N 45°46'44" W for a distance of 77.34 feet to a point of curvature to the left for an arc distance of 88.92 feet and having a radius of 70.00 feet, said curve being subtended by a chord bearing and distance of N 82°10'17" W for 83.06 feet to the point of tangent; thence S 61°22'54" W for a distance of 5.26 feet the Point of Termination.

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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 Charles McDonald
Mailing Address Twilight way
Leeds, AL 35094

Grantee's Name Joshua McDonald
Mailing Address 76 Dogwood Hill Dr.
Leeds, AL 35094

Property Address 76 Dogwood Hill Dr.
Leeds AL 35094

Date of Sale 12/2/15
Total Purchase Price \$ 54,000
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 _____

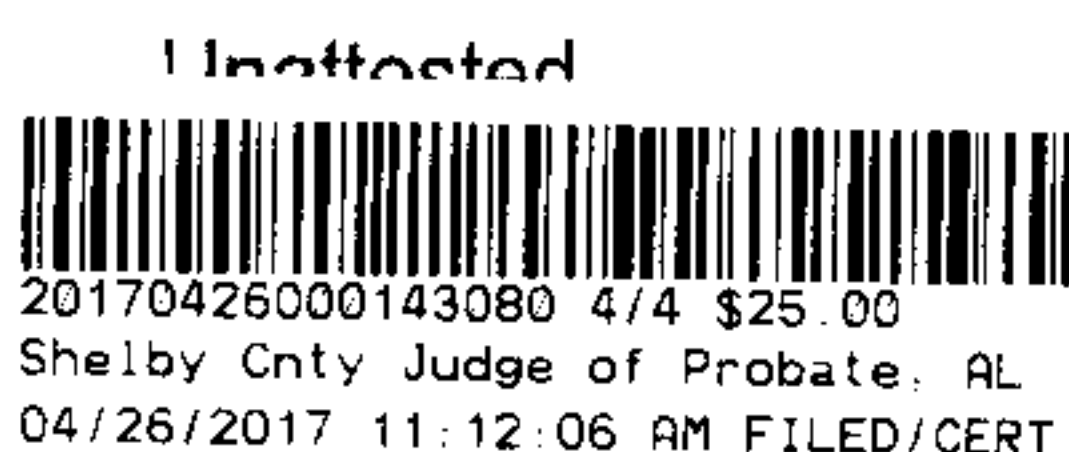
Print Josh McDonald

Sign



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



ified by)