

This Instrument was Prepared by:

Send Tax Notice To: Ricky Lee Nix, Jr.

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

103 Paradise Way  
Wilsonville, AL 35186

File No.: S-17-23688

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Forty Two Thousand Dollars and No Cents (\$242,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Robert T. Podubunskyj**, a ~~single~~ man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Ricky Lee Nix, Jr.**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO


**Property may be subject to 2017 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**\$217,800.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.


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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 11th day of April, 2017.

  
Robert T. Podubunskyj

Shelby County, AL 04/27/2017  
State of Alabama  
Deed Tax: \$24.50


  
20170427000145400 1/3 \$45.50  
Shelby Cnty Judge of Probate, AL  
04/27/2017 03:40:36 PM FILED/CERT

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Robert T. Podubunskyj, whose name(s) 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 the 11th day of April, 2017.

  
Notary Public, State of Alabama  
Mike T. Atchison

My Commission Expires: September 22, 2020



## EXHIBIT "A"

### TRACT I:

Commence at the NE corner of the SW 1/4 of the SW 1/4 of Section 7, Township 21 South, Range 2 East; thence run southerly along the East line thereof for 660.90 feet to the South line of a 50 foot easement; thence 90 degrees 10 minutes 46 seconds minutes right run westerly along said South line for 277.06 feet to the point of beginning; thence continue along the last described course for 300.00 feet; thence 90 degrees 0 minutes 0 seconds right run northerly for 551.70 feet; thence 90 degrees 0 minutes 0 seconds right run easterly for 300.00 feet; thence 90 degrees 0 minutes 0 seconds right run southerly for 551.70 feet to the point of beginning.

Together with and subject to the following described 50-foot ingress and egress easement, the centerline of which is more particularly described as follows:

Commence at the NE corner of the S 1/2 of the SW 1/4 of Section 7, Township 21 South, Range 2 East; thence run South along the East line thereof 678.70 feet; thence 94 degrees 15 minutes 24 seconds right run 606.80 feet to the point of beginning of the centerline of said 50-foot easement, said point being the center of a 50-foot radius bulb being part of said easement; thence 4 degrees 08 minutes 35 seconds left run 1620.96 feet to the Easterly right of way of Hebb Road and the point of ending of said easement.

According to survey of Thomas E. Simmons, RLS #12945, dated February 26, 1996.

### TRACT II:

Begin at the NE corner of the SW 1/4 of the SW 1/4 of Section 7, Township 21 South, Range 2 East; thence run West along the North line thereof 906.48 feet to the easterly right of way of Hebb Road and to a point of a curve to the left, having a radius of 1342.62 feet, a central angle of 13 degrees 53 minutes 54 seconds; thence 79 degrees 16 minutes 09 seconds left to tangent run southerly along said curve and said right of way 325.68 feet to a point of curve to the left having a radius of 5363.61 feet, a central angle of 3 degrees 37 minutes 07 seconds; thence continue along the last described course 338.75 feet; thence 83 degrees 15 minutes 31 seconds left from tangent run easterly 901.11 feet; thence 90 degrees 10 minutes 46 seconds left run northerly 660.90 feet to the point of beginning.

### LESS AND EXCEPT:

Commence at the NE corner of the SW 1/4 of the SW 1/4 of Section 7, Township 21 South, Range 2 East; thence run southerly along the East line thereof for 660.90 feet to the South line of a 50 foot easement; thence 90 degrees 10 minutes 46 seconds minutes right run westerly along said South line for 277.06 feet to the point of beginning; thence continue along the last described course for 300.00 feet; thence 90 degrees 0 minutes 0 seconds right run northerly for 551.70 feet; thence 90 degrees 0 minutes 0 seconds right run easterly for 300.00 feet; thence 90 degrees 0 minutes 0 seconds right run southerly for 551.70 feet to the point of beginning.

## Real Estate Sales Validation Form

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

Grantor's Name Robert T. Podubunskyj  
Mailing Address \_\_\_\_\_

209 Chelsea Station Dr  
Chelsea, AL 35043

Grantee's Name Ricky Lee Nix, Jr.  
Mailing Address \_\_\_\_\_

103 Paradise Way  
Wilsonville, AL 35186

Property Address 103 Paradise Way  
Wilsonville, AL 35186

Date of Sale April 11, 2017  
Total Purchase Price \$242,000.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	_____

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 of 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 April 10, 2017

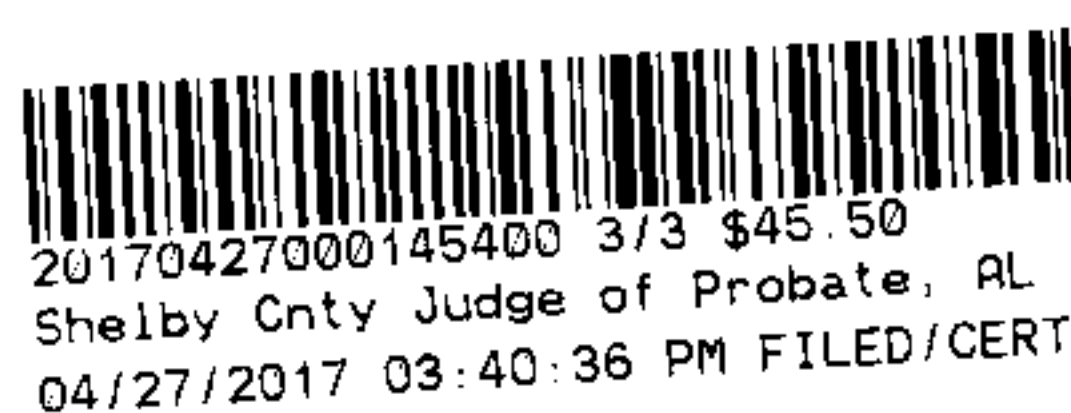
Print Robert T. Podubunskyj

Unattested

Sign Robert T. Podubunskyj

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Form RT-1