

This Instrument was Prepared by:

Send Tax Notice To: 21 Properties LLC

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

AL 1384
Chelton x22 35043

File No.: S-17-23823

WARRANTY DEED



20170531000189360 1/3 \$87.00
Shelby Cnty Judge of Probate, AL
05/31/2017 10:38:07 AM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Sixty Four Thousand Dollars and No Cents (\$64,000.00)**, 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, **Faye M. Brasher, a single woman, Laura M. Chesser, a single woman, Michael Lee Bailey, a married man, Douglas Wayne Bailey, a single man and Gary Edward Mead, a married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **21 Properties LLC**, (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. Property constitutes no part of the homestead of the Grantors here or their spouses. Michael Lee Bailey, Douglas Wayne Bailey & Gary Edward Mead, are all the surviving heirs at law of Rebecca M. Mead.

\$0.00 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 25th day of May, 2017.

Faye M. Brasher

Laura M. Chesser

Michael Lee Bailey

Douglas Wayne Bailey

Gary Edward Mead

State of Alabama

Shelby County, AL 05/31/2017
State of Alabama
Deed Tax: \$64.00

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Faye M. Brasher, Laura M. Chesser, Michael Lee Bailey, Douglas Wayne Bailey, and Gary Edward Mead, 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 25th day of May, 2017.

Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020

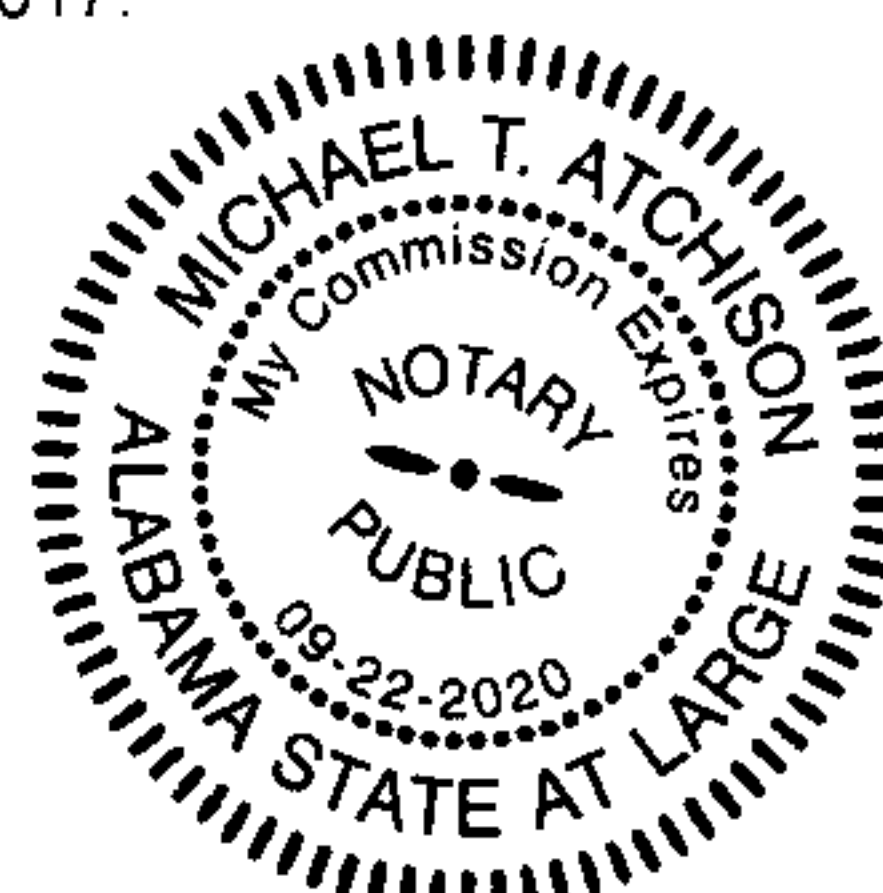
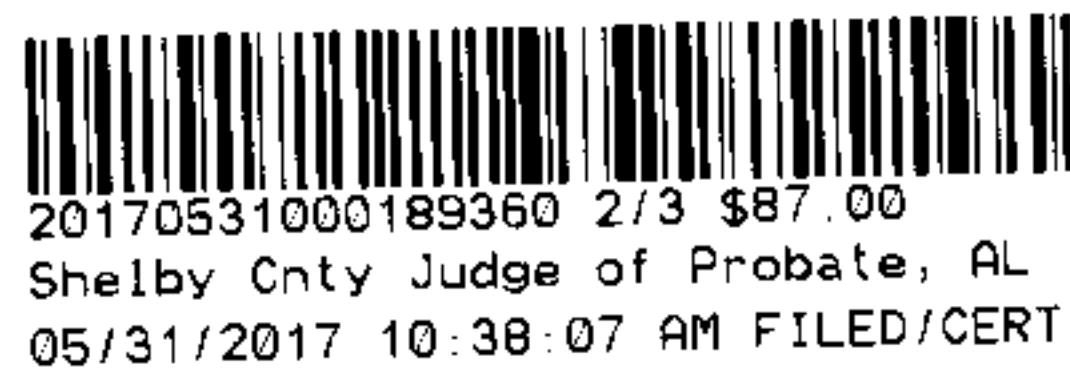


EXHIBIT "A"
LEGAL DESCRIPTION

Begin at the SW corner of the NW 1/4 of the SE 1/4 of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence North 89 degrees 52 minutes 04 seconds East, a distance of 276.40 feet to a point on the northwesterly R.O.W. line of Shelby County Highway 39; thence North 44 degrees 14 minutes 16 seconds East and along said R.O.W. line, a distance of 242.13 feet; thence North 77 degrees 54 minutes 29 seconds West and leaving said R.O.W. line, a distance of 455.64 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 269.77 feet to the POINT OF BEGINNING.

According to the survey of Rodney Y. Shiflett, Al. Reg. No. 21784, dated September 2, 2008.



Real Estate Sales Validation Form

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

Grantor's Name Faye M. Brasher
Laura M. Chesser
Michael Lee Bailey
Douglas Wayne Bailey
Gary Edward Mead

Grantee's Name 21 Properties LLC

Mailing Address 54 Brook Lane
Wilsonville AL 35786

Mailing Address PO Box 124
Chelsea AL 35043

Property Address 468 Highway 39
Chelsea, AL 35043

Date of Sale May 25, 2017
Total Purchase Price \$64,000.00


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)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other


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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 May 23, 2017

Print Faye M. Brasher

Unattested

Sign Faye M. Brasher

Form RT-1