

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

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

Send Tax Notice to:
Ellis W. McCartney
2050 Highway 61
Columbiana AL 35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR AND ZERO CENTS (\$1.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Martha J. Smith, a single woman (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Ellis W. McCartney (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

SUBJECT TO:

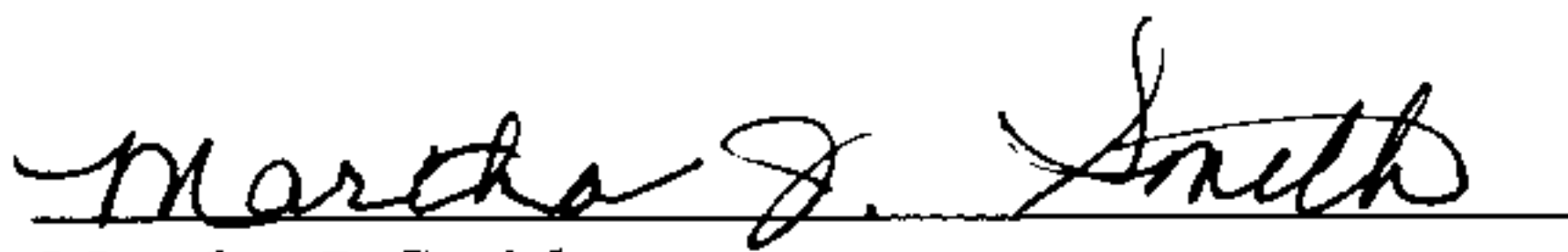
1. Ad valorem taxes due and payable October 1, 2017.
2. Easements, restrictions, rights of way, and permits of record.

The purpose of this deed is to terminate the Life Estate reserved in Inst #20070824000399450, Probate Office, Shelby County, Alabama.

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.

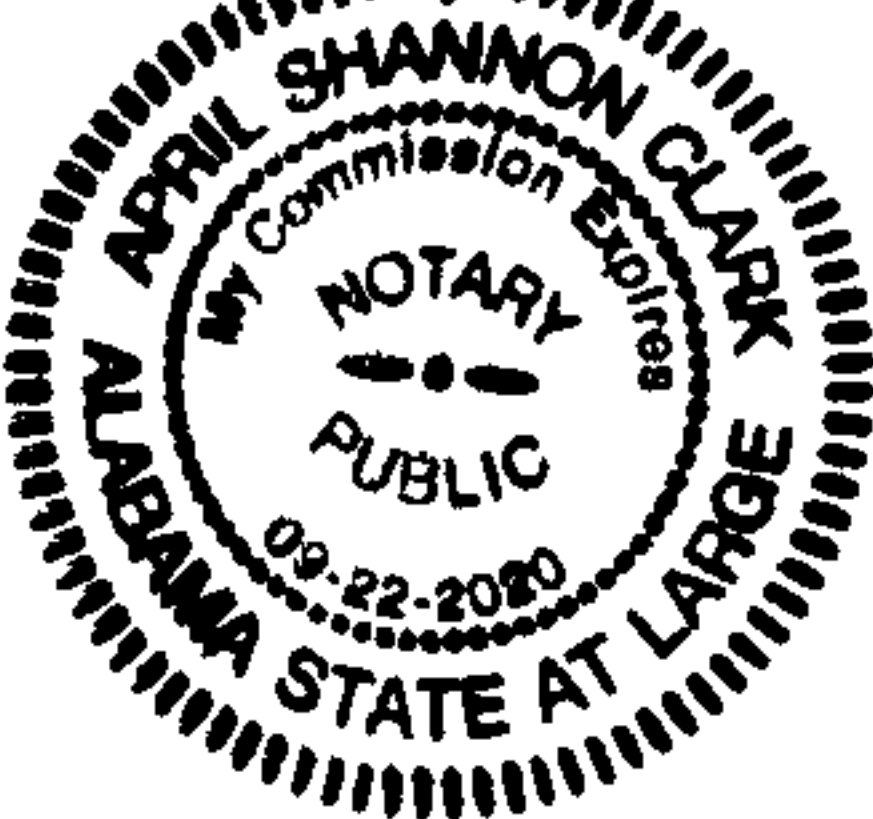
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13th day of June, 2017.



Martha J. Smith


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Martha J. Smith**, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of June, 2017.




Notary Public
My Commission Expires: 9/22/2020


20170614000210490 1/3 \$94.00
Shelby Cnty Judge of Probate. AL
06/14/2017 03:08:18 PM FILED/CERT


Shelby County, AL 06/14/2017
State of Alabama
Deed Tax \$73.00

EXHIBIT A - LEGAL DESCRIPTION

A parcel of land in the South $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 5, Township 22 North, Range 1 East and the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 5, Township 22 North, Range 1 East, described as follows:

Commence at the Southeast corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 5, Township 22 South, Range 1 East; thence North 89 deg. 07 min. 13 sec. West a distance of 275.94 feet to the Easterly right-of-way of Shelby County Highway #61 (80 feet right of way); thence North 21 deg. 35 min. 50 sec. East a distance of 409.13 feet; to the Point of Beginning; thence South 64 deg. 31 min. 35 sec. East a distance of 160.00 feet; thence South 78 deg. 29 min. 19 sec. East a distance of 544.18 feet; thence North 81 deg. 35 min. 22 sec. East a distance of 163.15 feet; thence North 88 deg. 45 min. 35 sec. East a distance of 424.71 feet; thence North 14 deg. 59 min. 30 sec. East a distance of 98.77 feet; thence North 60 deg. 54 min. 02 sec. West a distance of 753.60 feet; thence South 26 deg. 07 min. 51 sec. West a distance of 162.41 feet; thence North 67 deg. 46 min. 32 sec. West a distance of 468.16 feet; thence South 19 deg. 50 min. 21 sec. West a distance of 370.75 feet to the Point of Beginning; being situated in Shelby County, Alabama.

INDEXING INSTRUCTIONS: South $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 5, Township 22 North, Range 1 East and the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 5, Township 22 North, Range 1 East


20170614000210490 2/3 \$94.00
Shelby Cnty Judge of Probate, AL
06/14/2017 03:08:18 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 Martha Smith
Mailing Address 1990 Hwy 61
Columbiana AL 35051

Grantee's Name Ellis W. McCartney
Mailing Address 2020 Hwy 61
Columbiana AL 35051

Property Address 1990 Hwy 61
Columbiana AL
35051

Date of Sale 6/13/17
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 145,350 1/2 - 72,665.00

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

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 6/13/17

Print Tonya McCartney

Sign Tonya McCartney
(Grantor/Grantee/Owner/Agent) circle one

I Inattested



20170614000210490 3/3 \$94.00
Shelby Cnty Judge of Probate, AL
06/14/2017 03:08:18 PM FILED/CERT

ified by)

Form RT-1