

WARRANTY DEED

State of Alabama
Shelby County

Send Tax Notice to: Sunny R Clowdus
PO Box 262, Leeds, AL 35094

Know all men by these presents:

That in consideration of Twenty Seven Thousand Five Hundred and no/100 Dollars (\$27,500.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Martha N. Posey, a widow (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: Sunny R. Clowdus (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the SW ¼ of the NE ¼ of Section 9, Township 18 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Begin at the Northeast corner of said ¼ - ¼ Section; thence Southerly along the Westerly line of said ¼ - ¼ Section line, said Westerly line being the same as the Westerly line of the SE ¼ of the NE ¼ of said Section 9 as described in Instrument No. 20020530000254380 in the Probate Office of Shelby County, Alabama, a distance of 65.04 feet; thence 89 degrees 15 minutes 29 seconds right Westerly, 617.58 feet; thence 138 degrees 24 minutes 29 seconds left Southeasterly 62.41 feet to the Point of Beginning; thence continue along last described course 753.90 feet; thence 138 degrees 24 minutes 22 seconds right Westerly 882.36 feet; thence 122 degrees 28 minutes 35 seconds right Northeasterly, 593.25 feet to the Point of Beginning.

Subject to Easements, Restrictions, and Rights Of Way of Record.

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 persons.

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 2nd day of August, 2017.

Shelby County, AL 08/17/2017
State of Alabama
Deed Tax: \$27.50


Martha N. Posey

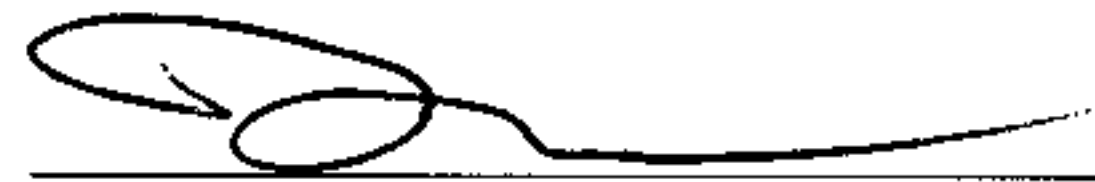
STATE OF Alabama

COUNTY Shelby

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Martha N. Posey, a widow 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 executed the same voluntarily on the day the same bears date.

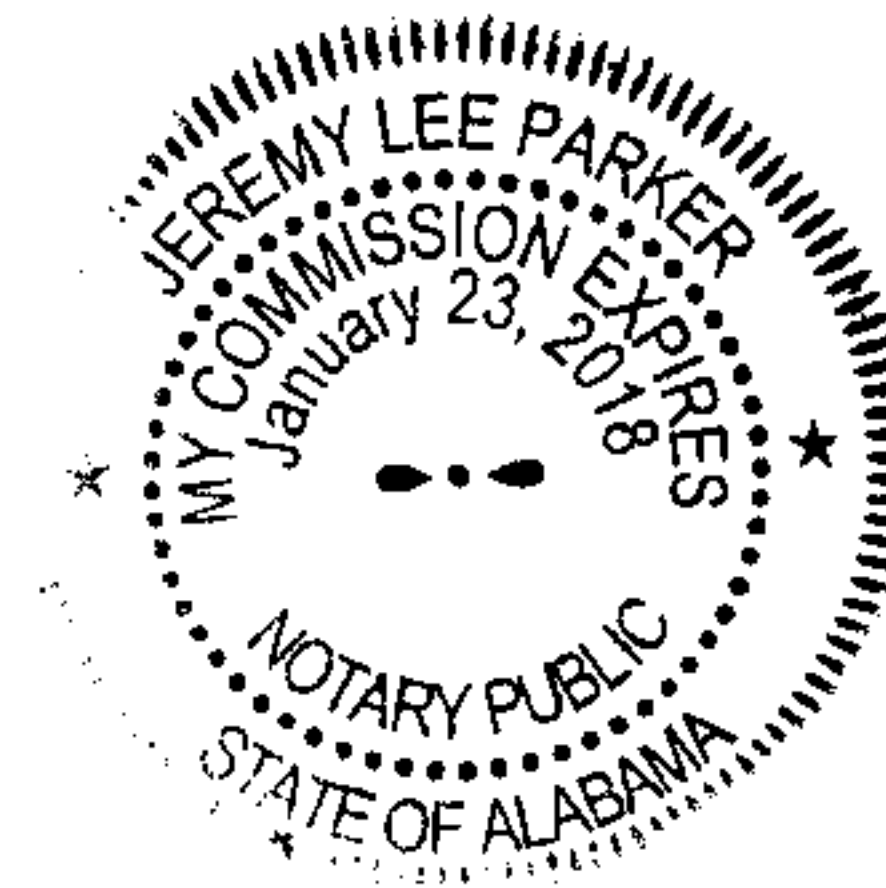
Given under my hand and official seal this 2nd day of August, 20 17.



NOTARY PUBLIC

MY COMMISSION EXPIRES:

Prepared by: Jeremy L. Parker
Parker Law Firm, LLC
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216



20170817000297800 2/3 \$48.50
Shelby Cnty Judge of Probate, AL
08/17/2017 08:53:33 AM 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	<u>Martha N. Posey</u>	Grantee's Name	<u>Sunny Clowdus</u>
Mailing Address	<u>2248 4th Place Circle NE</u>	Mailing Address	<u>PO Box 262</u>
	<u>Birmingham, AL 35215</u>		<u>Leeds, AL 35094</u>
Property Address	<u>5.1 Acres located</u>	Date of Sale	<u>August 2, 2017</u>
	<u>In the SW1/4 of NE1/4</u>	Total Purchase Price	<u>\$27,500.00</u>
	<u>Section 9, TSP 18 S, R</u>	or	
	<u>1E, Shelby Co, AL</u>	Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 ☐ Appraisal
☒ Sales Contract ☐ Other _____
☐ 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 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 August 2, 2017

____ Unattested

(verified by)

Sign:

Print: Jeremy Lee Parker

Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



20170817000297800 3/3 \$48.50
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