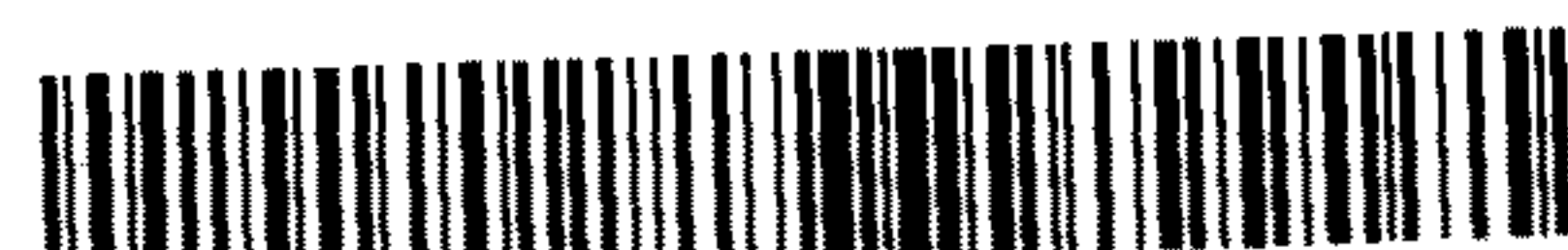


This instrument was prepared by
William G. Barnes
5708 Lazy Brooke Court
Pinson, Alabama 35126
FOR NREIS

Send Tax Notice To
Robert Dylan Powell
315 North Timothy Drive
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY


20170825000310900 1/2 \$36.50
Shelby Cnty Judge of Probate, AL
08/25/2017 01:28:08 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **NINETY TWO THOUSAND FIVE HUNDRED AND 10/100 (\$92,500.00)** Dollars to the undersigned grantor, or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, WE,

JOE BARNWELL, JR. AND CRISSY BARNWELL, HUSBAND AND WIFE
(herein referred to as grantors) do, grant, bargain, sell and convey unto

ROBERT DYLAN POWELL
(herein referred to as GRANTEES), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

LOT 70, ACCORDING TO THE FIRST ADDITION OF TRIPLE SPRINGS, FIRST SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 51 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, ALSO A 20 FOOT STRIP ON THE EAST SIDE OF THE ABOVE DESCRIBED LOT, RUNNING FROM SUNNYWOOD CIRCLE TO SHELBY COUNTY HIGHWAY #78 (MOONEY ROAD) AS RECORDED IN DEED BOOK 297, PAGE 564, IN SAID PROBATE OFFICE.

SUBJECT TO TAXES.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, ENCROACHMENTS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.

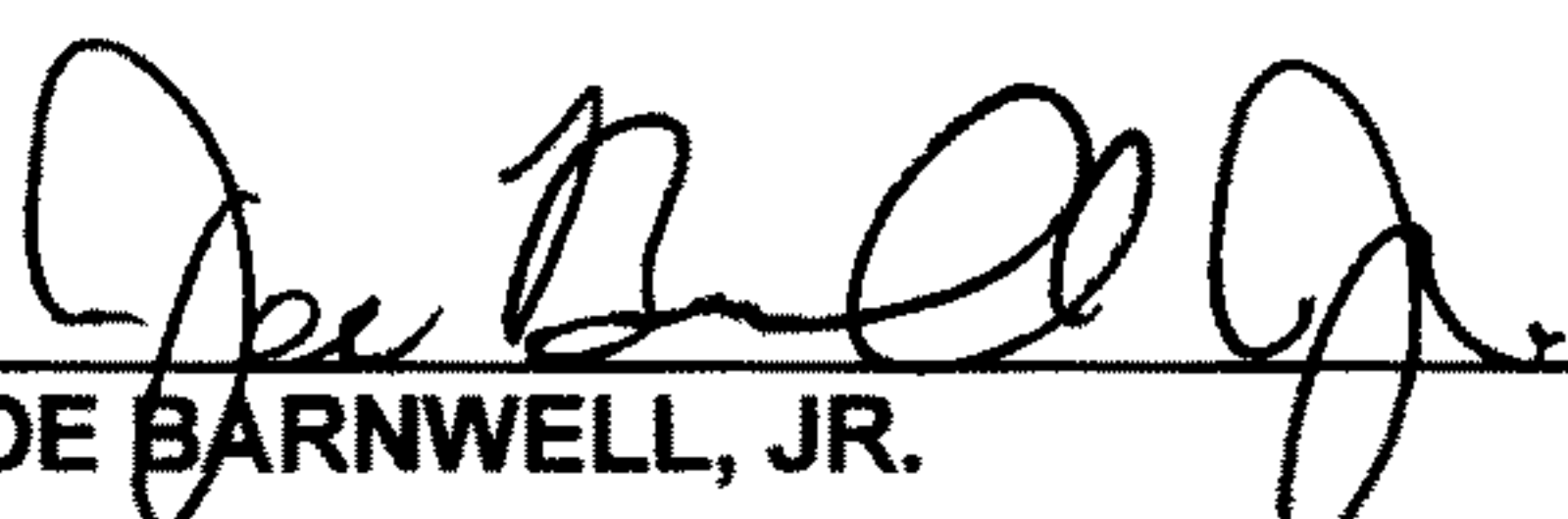
\$ 74,000.00 OF THE ABOVE PROCEEDS WERE DERIVED FROM A PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANESOUSLY HEREWITH.


TO HAVE AND TO HOLD, to the said GRANTEE, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 24th day of August, 2017.

Shelby County, AL 08/25/2017
State of Alabama
Deed Tax: \$18.50

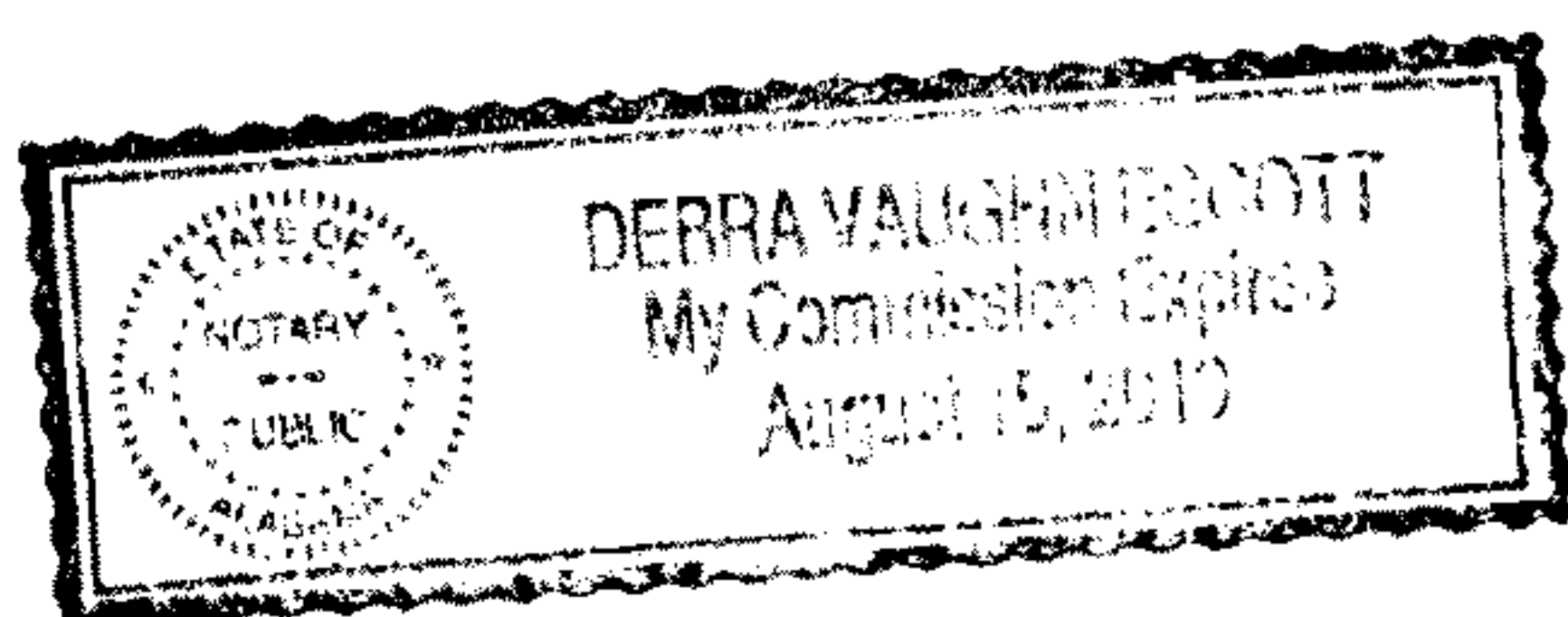
 (SEAL)
JOE BARNWELL, JR.

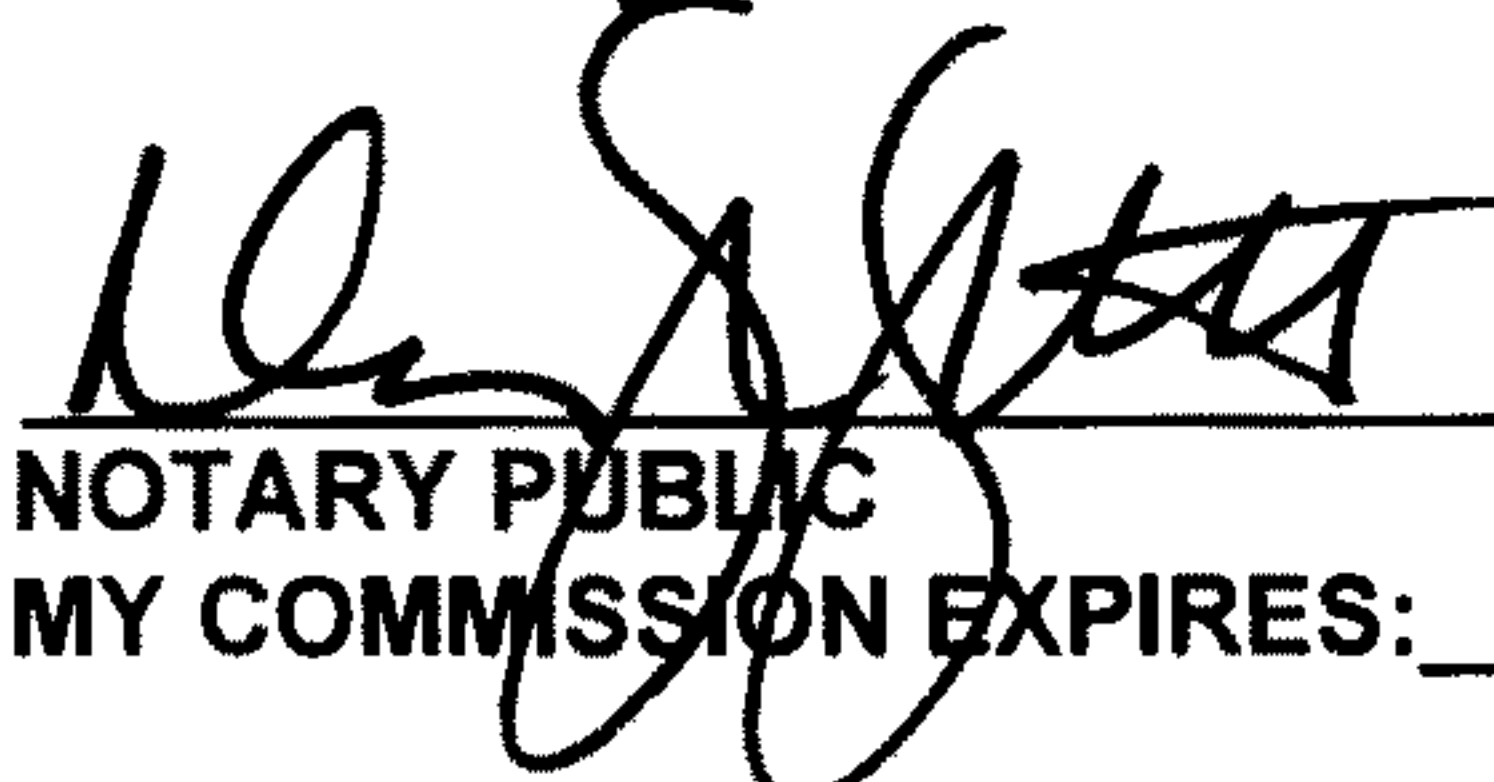
 (SEAL)
CRISSY BARNWELL

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, **JOE BARNWELL, JR., AND CRISSY BARNWELL, HUSBAND AND WIFE**, 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, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24 day of August, 2017.




NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/15/2019

Real Estate Sales Validation Form

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

Grantor's Name Joe Barnwell Jr.
Crissy Barnwell
Mailing Address 315 N Timothy Dr
Columbiana, AL 35051
Property Address 315 North Timothy Dr.
Columbiana, AL 35051

Grantee's Name Robert Dylan Powell
Mailing Address 105 Mooney Rd
Columbiana, AL 35051
Date of Sale August 24, 2017
Total Purchase Price \$92,500.00
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 August 18, 2017

Print Amy L Burge

Unattested

(verified by)

Sign

Amy L Burge

(Grantor/Grantee/Owner/Agent) circle one



20170825000310900 2/2 \$36.50
Shelby Cnty Judge of Probate, AL
08/25/2017 01:28:08 PM FILED/CERT

Form RT-1