

This Instrument was Prepared by:

Send Tax Notice To: Kinsey E. Merrell

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

757 Reed Creek Dr
Shelby AL 35143

File No.: S-17-23930

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Sixty Nine Thousand Dollars and No Cents (\$69,000.00)**, 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, **Johnny Jones, a single woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Kinsey E. Merrell**, (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.

Grantor herein is the surviving Grantee in Deed Book 305, Page 261, Probate Office, Shelby County, Alabama. The other Grantee, Johnny Jones is deceased having died in 2007.

\$69,696.00 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 24th day of August, 2017.

Johnny Jones
Johnny Jones

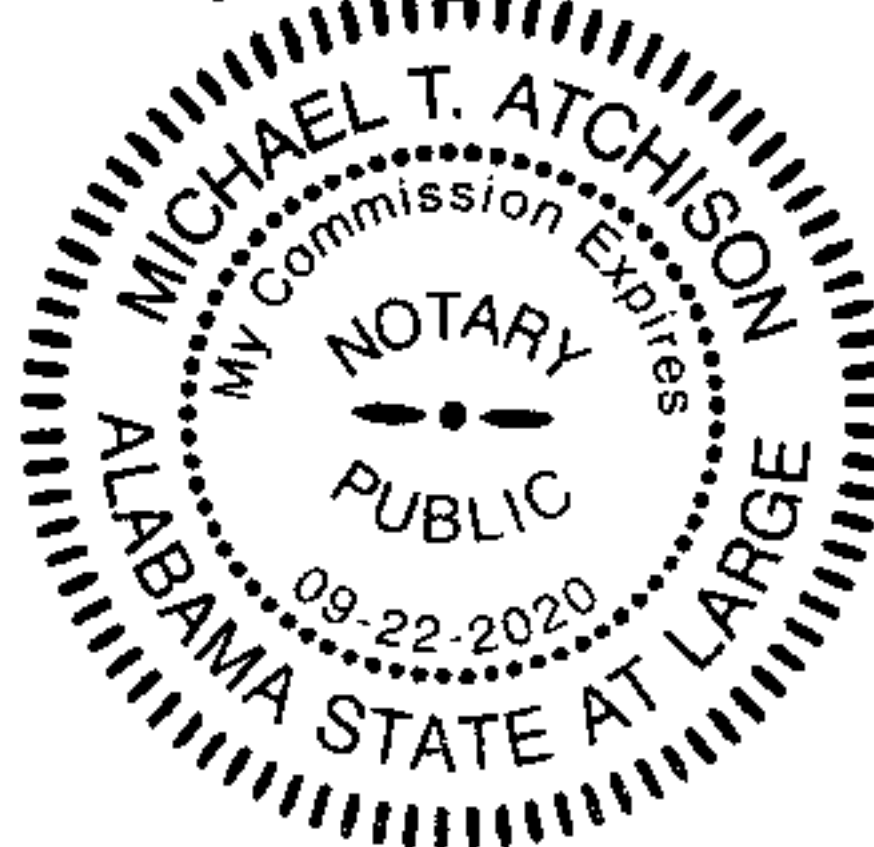
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Johnny Jones, 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 24th day of August, 2017.

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



20170830000316250 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
08/30/2017 01:07:25 PM FILED/CERT

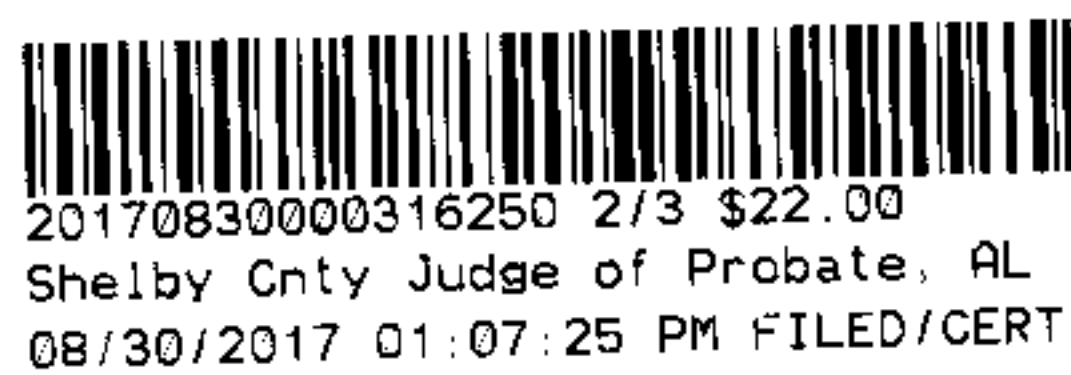
EXHIBIT "A"
LEGAL DESCRIPTION

S 1/2 of SW 1/4 of NW 1/4 of SE 1/4, located in Section 23, Township 24, Range 15 East, Shelby County, Alabama.

LESS AND EXCEPT property described in Real Book 194, Page 757, recorded in Probate Office, Shelby County, Alabama.

ALSO, a non-exclusive 20-foot wide easement, for ingress and egress, said easement following along the centerline of an existing 10 foot wide dirt road and being described as follows:

Commence at the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 23, Township 24 North, Range 15 East, Shelby County, Alabama, and run North 0 degrees 00 minutes 00 seconds East along the West line of said quarter-quarter line a distance of 330.43 feet to a point; thence run South 87 degrees 54 minutes 54 seconds East a distance of 205.00 feet to the point of beginning of said 20-foot wide ingress-egress easement; thence run along the centerline of said easement the following courses; South 81 degrees 03 minutes 11 seconds East 189.23 feet; South 63 degrees 44 minutes 28 seconds East 95.36 feet; North 88 degrees 45 minutes 06 seconds East 119.53 feet; North 67 degrees 20 minutes 39 seconds East 44.70 feet; North 15 degrees 53 minutes 18 seconds East 36.39 feet; North 3 degrees 43 minutes 29 seconds West 123.41 feet; North 2 degrees 22 minutes 22 seconds East 251.18 feet; North 49 degrees 04 minutes 53 seconds East 133.82 feet; North 71 degrees 17 minutes 46 seconds East 65.06 feet; North 85 degrees 43 minutes 06 seconds East 204.42 feet; North 46 degrees 51 minutes 20 seconds East 53.46 feet; North 29 degrees 06 minutes 50 seconds West, 243.48 feet; North 1 degree 47 minutes 27 seconds West 167.70 feet; North 16 degrees 11 minutes 48 seconds West 228.31 feet; North 2 degrees 54 minutes 52 seconds West 70.56 feet; North 16 degrees 51 minutes 23 seconds West 152.72 feet; North 0 degrees 25 minutes 51 seconds West 309.21 feet; North 47 degrees 07 minutes 14 seconds West 315.51 feet; North 3 degrees 42 minutes 12 seconds West 432.07 feet; North 19 degrees 52 minutes 06 seconds West 199.26 feet; North 34 degrees 58 minutes 09 seconds West 150.67 feet; North 70 degrees 22 minutes 06 seconds West 160.49 feet; North 24 degrees 55 minutes 06 seconds West 114.80 feet; North 32 degrees 26 minutes 18 seconds East 141.74 feet; North 55 degrees 17 minutes 13 seconds East 182 feet, more or less, to a point on the westerly right of way line of a county dirt road and the ending point of said 20-foot wide easement.
According to survey of Joseph E. Conn., RLS #9049, dated January 2, 1990.



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>Johnny Jones</u>	Grantee's Name	<u>Kinsey E. Merrell</u>
Mailing Address	<u>404 Shady Mill Ln</u> <u>Shelby, AL 35143</u>	Mailing Address	<u>757 Reed Creek Drive</u> <u>Shelby, AL 35143</u>
Property Address	<u>757 Reed Creek Drive</u> <u>Shelby, AL 35143</u>	Date of Sale	<u>August 24, 2017</u>
		Total Purchase Price	<u>\$69,000.00</u>
		or	
		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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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 23, 2017

Print Johnny Jones

 Unattested

Sign Johnny Jones

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

20170830000316250 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
08/30/2017 01:07:25 PM FILED/CERT

Form RT-1