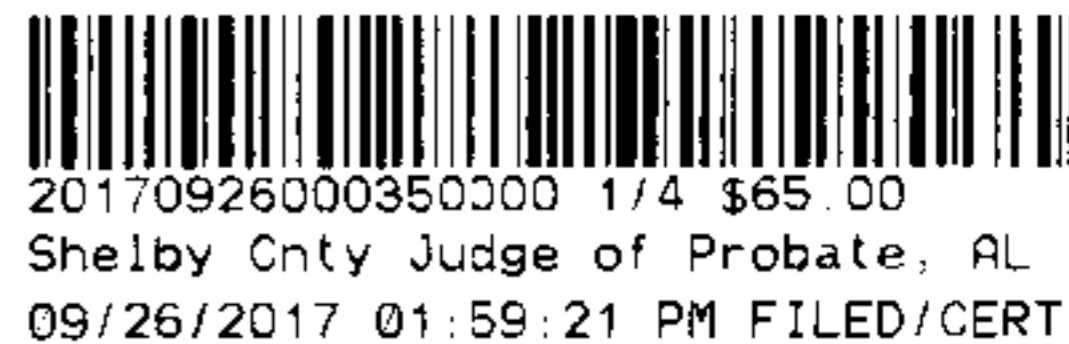


This Instrument Was Prepared By:  
Christopher R. Smitherman, Attorney At Law  
Post Office Box 261  
Montevallo, Alabama 35115  
(205) 665-4357

Send Tax Notice:  
Luann Thompson



STATE OF ALABAMA )  
SHELBY COUNTY ) **WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of **Five Thousand Thousand and 00/100 Dollars (\$5000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Betty Connor Martin, a widowed woman, being the sole surviving grantee on the last deed of record, Johnny Martin having died on or about the 6<sup>th</sup> day of December, 2015**, hereinafter called "Grantor", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Luann Thompson, a (single woman)**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**SEE EXHIBIT "A"**

**Note: This instrument was prepared without benefit of title.**

**Note: This property was not homestead for Grantors.**

**Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.**

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 22 day of May, 2017 at 725 West Street, Montevallo, Alabama 35115.

GRANTOR

Betty Connor Martin (L.S.)  
Betty Connor Martin

Shelby County, AL 09/26/2017  
State of Alabama  
Deed Tax: \$41.00

STATE OF ALABAMA )  
SHELBY COUNTY ) **ACKNOWLEDGMENT**

I, Angela Tubbs, a Notary Public for the State at Large, hereby certify that the above posted name, Betty Connor Martin, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 22 day of May, 2017.

Angela Subbs  
NOTARY PUBLIC  
My Commission Expires: 8/22/20



20170926000350000 2/4 \$65 00  
Shelby Cnty Judge of Probate, AL  
09/26/2017 01:59:21 PM FILED/CERT

Exhibit "A"

Parcel No. 1

A parcel of land containing 2.03 acres, located in the NW 1/4 of the SE 1/4, Section 11, Township 24 North, Range 12 East, Shelby County, Alabama, described as follows: Commence at the Southeast corner of said 1/4-1/4 section and run North 0 degrees 19 minutes 33 seconds East along the East boundary 634.37 feet to an iron pin; thence run North 0 degrees 00 minutes East along said boundary 122.37 feet to an iron pin; thence run North 0 degrees 27 minutes 12 seconds East along said boundary 113.54 feet to an iron pin, said point being the point of beginning; thence continue along the same line 200.0 feet to an iron pin; thence run North 0 degrees 20 minutes 13 seconds East along said boundary 100.0 feet to an iron pin; thence run North 0 degrees 19 minutes 19 seconds East along said boundary 253.0 feet to an iron pin at the intersection of the Southeast right of way of Shelby County Highway No. 200; thence run South 28 degrees 12 minutes 50 seconds West along said right of way 420.75 feet; thence run South 33 degrees 48 minutes 02 seconds West along said right of way 113.18 feet to an iron pin; thence run South 0 degrees 18 minutes 34 seconds West 147.0 feet to an iron pin; thence run North 77 degrees 12 minutes 31 seconds East 265.67 feet to the point of beginning, subject to the right of way of Old Barn Road.



20170926000350000 3/4 \$65.00  
Shelby Cnty Judge of Probate, AL  
09/26/2017 01:59:21 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 Betty MARTIN  
Mailing Address 45 OLD BARN ROAD  
MONTEVALLO AL 35115

Grantee's Name LuAnn C Thompson  
Mailing Address 333 CLAY PIT ROAD  
MONTEVALLO AL 35115

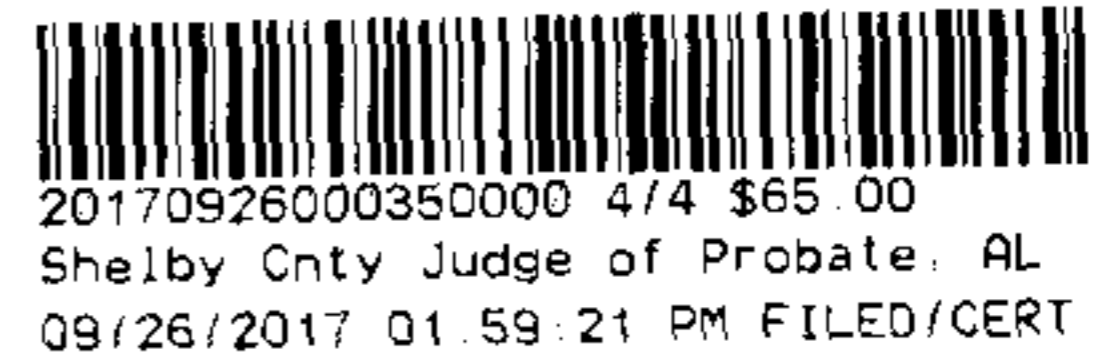
Property Address 45 OLD BARN ROAD  
MONTEVALLO AL 35115

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$122,510 one third  
4083607

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 9-26-2017

Print Lu Ann C Thompson

Unattested

(verified by)

Sign Lu Ann C Thompson  
(Grantor/Grantee/Owner/Agent) circle one