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Columbiana, AL 35051



20171017000377040 1/3 \$67.50
Shelby Cnty Judge of Probate, AL
10/17/2017 09:42:56 AM FILED/CERT

C.D. Adderhold

275 Highland View Dr
Birmingham, AL 35242

WARRANTY DEED
STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FORTY SIX THOUSAND FIVE HUNDRED DOLLARS AND ZERO CENTS (\$46,500.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Shirley E. Clark, a single woman (herein referred to as *Grantors*), grant, bargain, sell and convey unto, C.D. Adderhold (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:

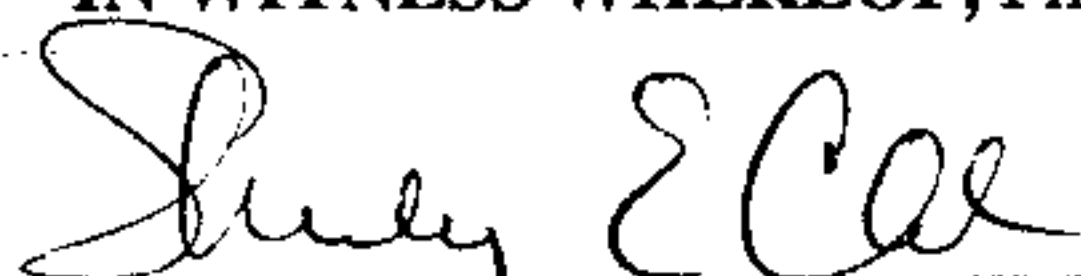
1. Ad valorem taxes due and payable October 1, 2017.
2. Easements, restrictions, rights of way, and permits of record.

Property constitutes no part of the homestead of Shirley E. Clark or her spouse.

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 5th day of October, 2017.


Shirley E. Clark

Shelby County, AL 10/17/2017
State of Alabama
Deed Tax: \$46.50

STATE OF Pennsylvania
COUNTY OF Dauphin

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Shirley E. Clark, 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 5th day of October, 2017.

Commonwealth of Pennsylvania

Notarial Seal
ANN G MUDGETT - Notary Public
DERRY TWP, DAUPHIN COUNTY
My Commission Expires Sep 23, 2021


Notary Public

My Commission Expires: ~~9/22/2020~~

am

9/23/2021

EXHIBIT "A"

The SE 1/4 of NE 1/4; The E 1/2 of SW 1/4 of NE 1/4; the W 1/2 of NE 1/4 of SE 1/4 and 10 acres off the East side of NW 1/4 of SE 1/4. Also 6 acres off of the North end of the E 1/2 of NE 1/4 of SE 1/4, making Fourmile Creek the line from the East side to a big rock; thence due West to the centerline dividing the forty; thence due North along said dividing line to the northern boundary line of said forty. All of the above in Section 32, Township 20, Range 1 East, Shelby County, Alabama.

LESS AND EXCEPT Inst. 2007052500024489, recorded in Probate Office, Shelby County, Alabama.

LESS AND EXCEPT :

A Parcel of land being part of Lot 1 and all of Lot 2 of Whorton Subdivision, as recorded in Map Book 40, Page 66, in the Office of the Judge of Probate of Shelby County, Alabama and acreage, being more particularly described as follows:

Commence at the NE Corner of Section 32, Township 20 South, Range 1 East, Shelby County, Alabama; thence S01° 01'25"W, a distance of 1275.32'; thence N87°32'36"W, a distance of 818.58'; thence S02°10'24"W, a distance of 72.55' to the NE Corner of above said Lot 1 of Whorton Subdivision, said point being the POINT OF BEGINNING; thence S00° 22'36"E, a distance of 505.72'; thence N89°37'24"E, a distance of 100.00'; thence S00°22'36"E, a distance of 206.11'; thence N85°19'45"W, a distance of 774.51'; thence N06°31'35"E, a distance of 678.64' to the Southerly R.O.W. line of Shelby County Highway 61, 80' R.O.W., and the beginning of a non-tangent curve to the left, having a radius of 19339.58, a central angle of 02°29'36", and subtended by a chord which bears S87°10'19"E, and a chord distance of 166.49'; thence along the arc of said curve and said R.O.W. line, a distance of 166.49'; thence S87°34'38"E and along said R.O.W. line, a distance of 424.22' to the POINT OF BEGINNING.



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Real Estate Sales Validation Form

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

Grantor's Name Shirley E. Clark
Mailing Address 537 Linden St
Middletown PA
17057

Grantee's Name C. D. Adderhold
Mailing Address 275 Highlandview Dr
Birmingham AL 35242

Property Address Hwy 61
Wilsonville

Date of Sale 10-6-17
Total Purchase Price \$ 46,500.00

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)

☐ 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 _____

Print _____

Mike J. Atchison

Unattested _____

Sign _____

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1