

THIS INSTRUMENT PREPARED BY:

**J. Clay Maddox
FULLER HAMPTON LLC
ATTORNEYS AT LAW
P.O. BOX 1319
Clanton, Alabama 35046**



20171101000395860 1/3 \$61.00
Shelby Cnty Judge of Probate, AL
11/01/2017 11:08:05 AM FILED/CERT

WARRANTY DEED

SEND TAX NOTICES TO:

1325 Co Rd 151
Jemison, AL 35085

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

KNOW YE ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of Forty Thousand Dollars (\$40,000.00) and other valuable considerations to the undersigned GRANTOR, **Eunice Susan Tamborrel, a single person**, in hand paid by the GRANTEE, **Matthew D. Templin**, the receipt whereof is acknowledged, I, the said GRANTOR, do hereby grant, bargain, sell and convey unto the said GRANTEE, the following described real estate situated in SHELBY County, Alabama, to wit:

A part of the Northwest Quarter of the Northwest Quarter of Section 14, Township 24 North, Range 15 East, Shelby County, Alabama and being more particularly described as follows: Begin at the Northwest corner of the Northwest Quarter of the Northwest Quarter of Section 14, Township 24 North, Range 15 East, Shelby County, Alabama, said point being a railroad rail and proceed along the North boundary of said quarter-quarter section North 87 degrees 09 minutes 03 seconds East for a distance of 976.07 feet to a 1/2" rebar found on the Northwestern Right of Way boundary of Shelby County Highway 311 (50' right of way); thence proceed South 44 degrees 54 minutes 44 seconds West along said right of way for a distance of 651.93 feet to a 5/8" rebar set, said point being the beginning of a curve to the left having a radius of 724.3 feet with a delta angle of 21 degrees 35 minutes 13 seconds and a chord bearing South 34 degrees 07 minutes 07 seconds West with chord distance of 271.40 feet; thence proceed along said curve an arc distance of 273.02 feet to a 5/8" rebar set on the Northwestern right of way boundary of said Highway 311; thence proceed South 23 degrees 19 minutes 30 seconds West along said right of way for a distance of 250.17 feet to a 5/8" rebar set on a curve to the right having a radius of 912.05 feet with a delta angle of 25 degrees 02 minutes 40 seconds and a chord bearing South 35 degrees 50 minutes 43 seconds West and a chord distance of 395.50 feet; thence proceed along said curve an arc distance of 398.67 feet to a 5/8" rebar set at the intersection with the Northwestern right of way of said Highway 311 and the West boundary of the aforementioned Northwest Quarter of the Northwest Quarter of said Section 14; thence leaving said right of way, proceed North 01 degrees 31 minutes 40 seconds West along said quarter-quarter boundary for a distance of 1188.61 feet to the POINT OF BEGINNING of herein described parcel. Said parcel containing 11.99 acres more or less. Taken from survey by Clayton Lynch dated 10/04/2017.

Shelby County, AL 11/01/2017
State of Alabama
Deed Tax: \$40.00

This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

\$32,000.00 of the Purchase price was obtained by a Purchase Money Mortgage.

Prior Deed Reference: Book 283 Page 223

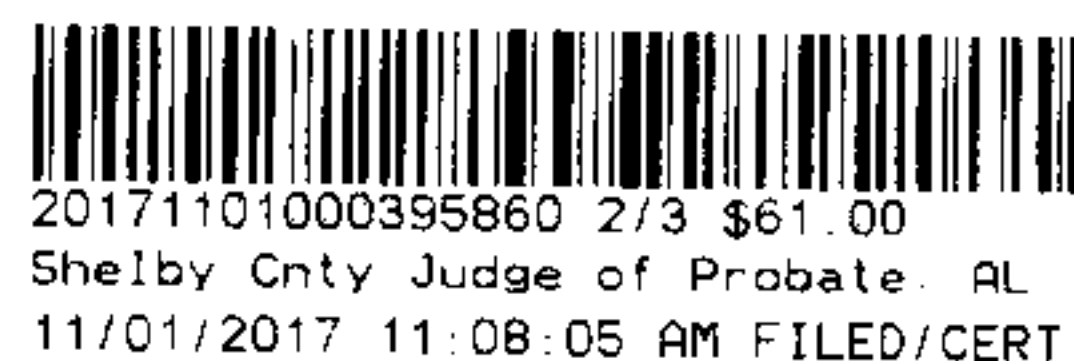
TO HAVE AND TO HOLD to the said GRANTEE, his heirs, executor, administrators, successors and assigns forever.

AND THE GRANTOR, does for herself, her heirs, executors, administrators, successors and assigns, covenant with said GRANTEE, his heirs, executors, administrators, successors and assigns, that I am lawfully seized in fee simple of said premises, that I am free from all encumbrances, that I have a good right to sell and convey the same as aforesaid, and that I will, and my heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set her hands and seals, on this 27th day of October, 2017.

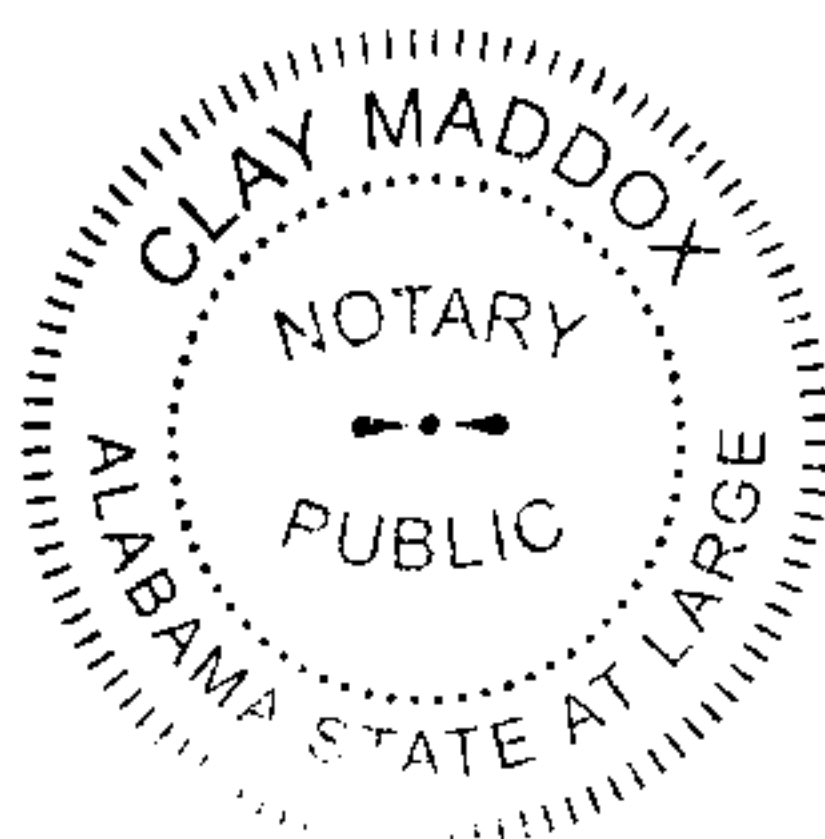

Eunice Susan Tamborrel

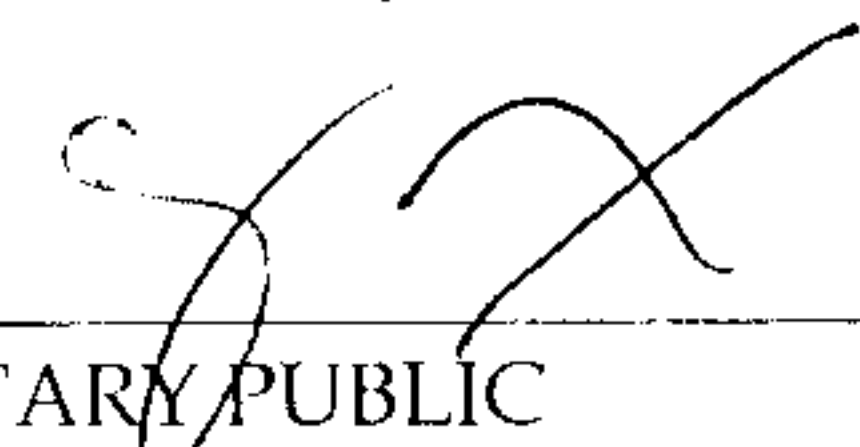
STATE OF ALABAMA)
COUNTY OF Chilton)



I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Eunice Susan Tamborrel**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of October, 2017.




NOTARY PUBLIC
My Commission Expires: 4-22-19

Real Estate Sales Validation Form

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

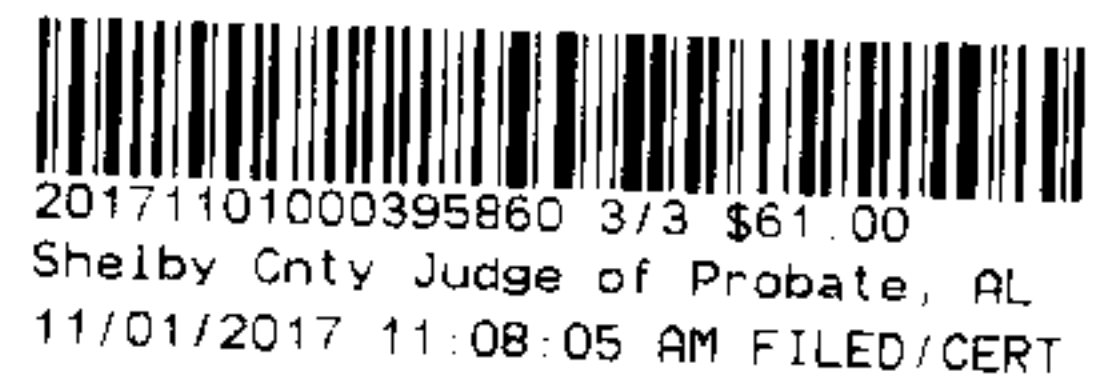
Grantor's Name Eunice Tamborrell Grantee's Name Matthew Templin
 Mailing Address 2855 Hwy 331 199 Evergreen Rd Mailing Address 1325 Co Rd 151
Shelby, AL 35143 Jemison, AL 35085

Property Address ~~SAME AS GRANTOR~~ Date of Sale 10-27-17
2855 Hwy 331 Total Purchase Price \$ 40,000.00
Shelby, AL 35143 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 10-27-17

Print Clay Maddox

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1