

20171106000401540
11/06/2017 09:34:15 AM
DEEDS 1/4

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
BRIAN WHITFIELD

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Four Thousand Five Hundred and 00/100 Dollars (\$4,500.00)* to the undersigned Grantor, PRESTON ELGIN GARDNER, a single man, (hereinafter referred to as Grantor, whose mailing address is 148 SHULL ROAD, WETUMPKA, AL 36092), in hand paid by the Grantee herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto BRIAN WHITFIELD (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

PLEASE SEE THE ATTACHED EXHIBIT "A"

Property address: PLEASE SEE LEGAL DESCRIPTION, ALABAMA

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:

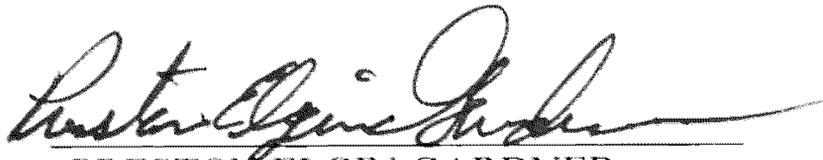
Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book
5. 131, Page 136; Deed Book 131, Page 161; Deed Book 209, Page 222, and Deed Book 231, Page 260.
6. Rights of others to use of non-exclusive access easement set out in deeds recorded in Deed Book 272, Page 274; Deed Book 323, Page 105; Deed Book 332, Page 876; Inst. #1998-8385, and Inst. #20040723000409260.
7. Non-exclusive access and utility easement set out in deed recorded in Inst. #2001-40005.

- 8. Non-exclusive access and utility easement, (with agreement), set out in deed recorded in Inst. #2002005000364350.
- 9. Non-exclusive easement for ingress and egress as recorded in Inst. #20060403000153850; Inst. #20060403000153860; Inst. #20060403000153870, and Inst. #20060403000153870.
- 10. Less and except any part of the Land lying within the right of way of a public road.
- 11. The policy to be issued does not insure the right of access to and from the Land.

TO HAVE AND TO HOLD and said Grantor, for said Grantor, his/her heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and his/her heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal this the 3rd day of November, 2017.



 PRESTON ELGIN GARDNER

STATE OF ALABAMA
 JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that PRESTON ELGIN GARDNER, a single man, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of November, 2017.



 NOTARY PUBLIC 10/2/18

EXHIBIT "A" – LEGAL DESCRIPTION

A part of the NE 1/4 of the NE 1/4 of Section 33, Township 17 South, Range 1 East, situated in Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northwest corner of the NE 1/4 of the NE 1/4 of Section 33, Township 17 South, Range 1 East, thence run South along the West line thereof a distance of 686.82 feet to the point of beginning of the property described herein: thence continue along the last described course a distance of 310.46 feet; thence turn left 90° 00' and run East a distance of 281.34 feet; thence turn left 90° 00' 03" and run North a distance of 310.46 feet; thence turn left 89° 40' 43" and run West a distance of 281.34 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name: PRESTON ELGIN GARDNER
Mailing Address: 148 SHULL ROAD
WETUMPKA, AL 36092
Property Address: PLEASE SEE LEGAL
DESCRIPTION

Grantee's Name: BRIAN WHITFIELD
Mailing Address:
Date of Sales: November 3rd, 2017

Total Purchase Price: (\$4,500.00)
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
Tax Appraisal
Other Tax Assessment

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: November 3rd, 2017

Print Laura L. Barnes

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Brian K. Whitfield

B-K Whitfield



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/06/2017 09:34:15 AM
\$28.50 DEBBIE
20171106000401540

Signature of official