


**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

This instrument was prepared by:  
**Mike T. Atchison**  
**Attorney At Law, Inc.**  
**P O Box 822**  
**Columbiana, AL 35051**

  
20171121000420550 1/4 \$56.50  
Shelby Cnty Judge of Probate, AL  
11/21/2017 11:45:00 AM FILED/CERT

Send Tax Notice to:

P & M Corporation  
2510 Gilguy Street SE  
Decatur AL 35601

**WARRANTY DEED**

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

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Thirty Two Thousand Four Hundred Dollars and zero cents (\$32,400.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Christina P. Killcreas, a married woman** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **P & M Corporation, an Alabama Corporation** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

All interest in and to the following described property:  
*See attached Exhibit A & B for Legal Description.*

**SUBJECT TO:**

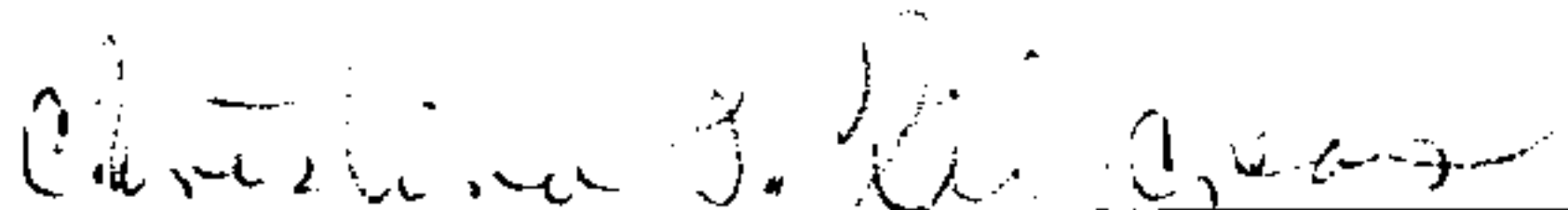
1. Ad valorem taxes due and payable October 1, 2017.
2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantor herein 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 25<sup>th</sup> day of September, 2017.



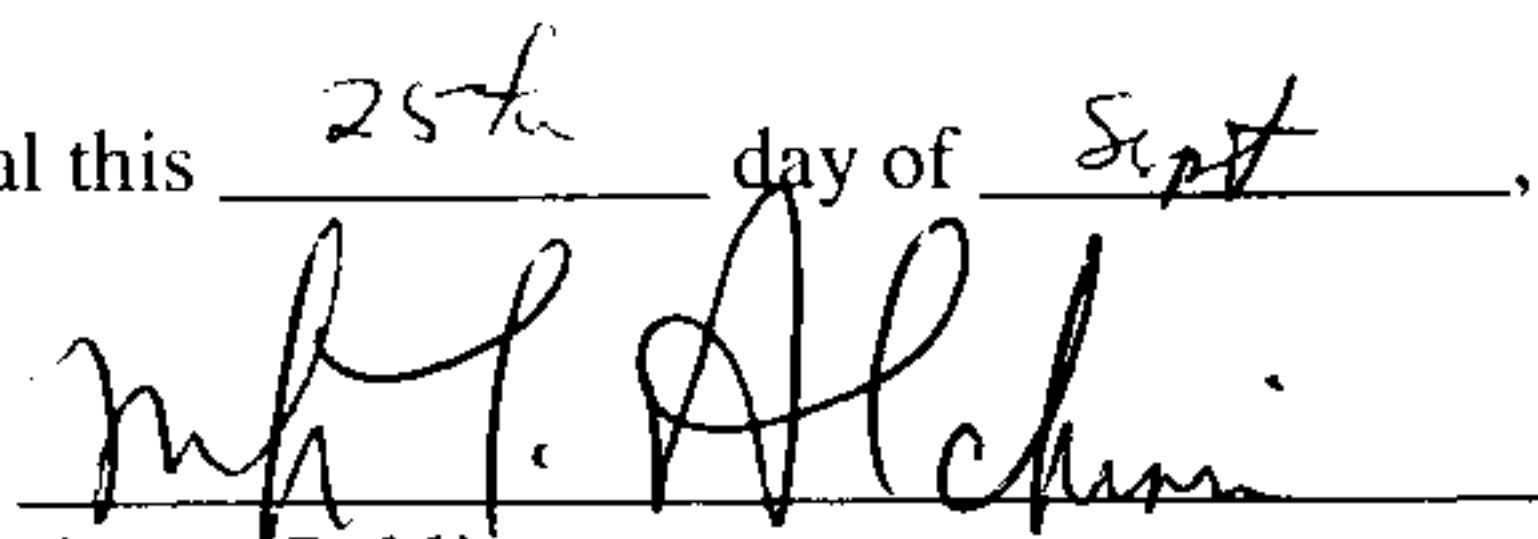
**Christina P. Killcreas**

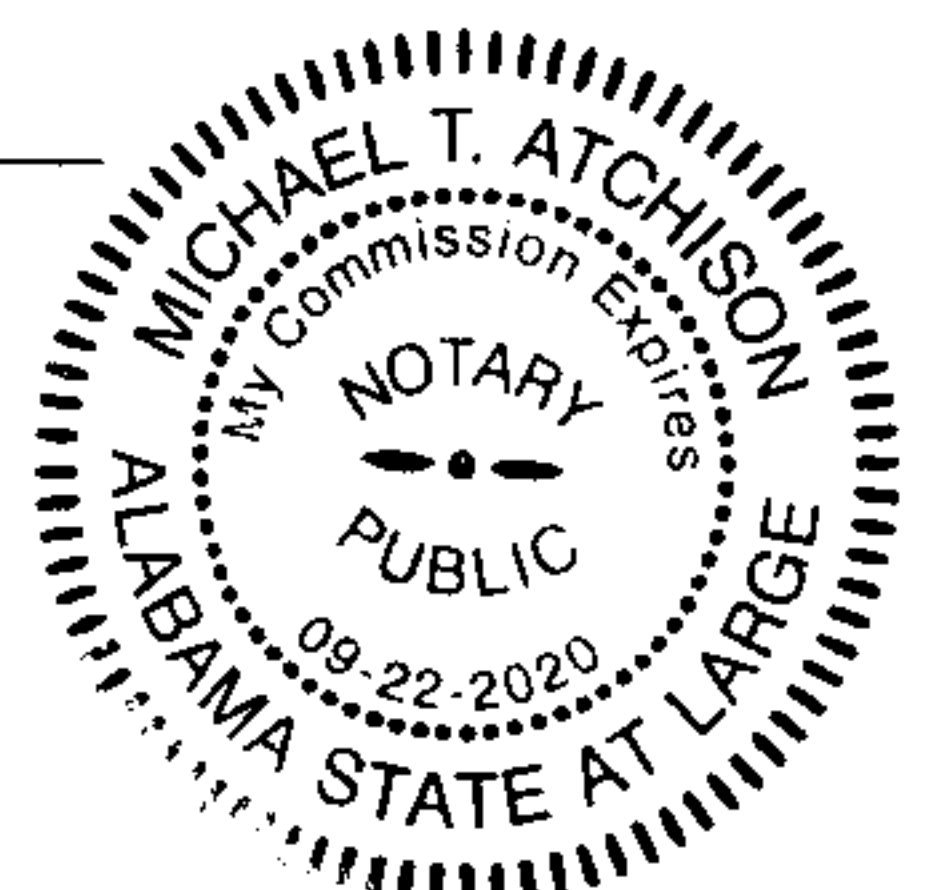
Shelby County, AL 11/21/2017  
State of Alabama  
Deed Tax: \$32.50

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

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Christina P. Killcreas**, 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 25<sup>th</sup> day of Sept, 2017.

  
Notary Public  
My Commission Expires: 9/22/2020



## EXHIBIT B – LEGAL DESCRIPTION

Lot **1** Mankin Family Subdivision, a Family Subdivision situated in the SE ¼ of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama, as shown by map or plat thereof on file and record in the Office of the Judge of Probate of Shelby County, Alabama.



20171121000420550 2/4 \$56.50  
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EXHIBIT "A"

Beginning at the SW corner of the NW1/4 of the SW1/4 of the SW1/4 of Section 10, Township 21 South, Range 2 West; thence West along the South line of the N1/2 of the SE1/4 of the SE1/4 of Section 9, Township 21 South, Range 2 West to a point on the east right of way margin of Shady Road; thence in a northeasterly direction along said east right of way margin to a point on the NW corner of the property of Karl Pfeiffer described in the deed recorded as Instrument No. 20080618000248130 in the Probate Records of Shelby County, Alabama, the TRUE POINT OF BEGINNING; thence continue northerly along the east right of way margin of Shady Road to a point on the North line of the N1/2 of the SE1/4 of the SE1/4 of said Section 9; thence east along the North line of the said SE1/4 of the SE1/4 of Section 9 and the North line of the NW1/4 of the SW1/4 of the SW1/4 of said Section 10 to the NE corner of said NW1/4 of the SW1/4 of the SW1/4 of said Section 10; thence South along the East line of the said NW1/4 of the SW1/4 of the SW1/4 to the SE corner of the said NW1/4 of the SW1/4 of the SW1/4; thence West along the South line of said NW1/4 of the SW1/4 of the SW1/4 to a point at the SE corner of the property of Karl Pfeiffer described in the deed recorded as Instrument No. 20080618000248130 in said records; thence North along the east boundary line of the property described in the deed recorded as Instrument No. 20080618000248130 in said records to the NE corner of the property described in said deed; thence West along the north boundary line of the property described in the deed recorded as Instrument No. 20080618000248130 in said records to the NW corner of the property described in said deed and the TRUE POINT OF BEGINNING.



20171121000420550 3/4 \$56.50  
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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 Christina Killcrease  
Mailing Address 404 West Main St  
Starkville MS  
39759

Grantee's Name P+M Corp  
Mailing Address 2510 College St SE  
Decatur AL 35601

Property Address \_\_\_\_\_  
\_\_\_\_\_

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_



20171121000420550 4/4 \$56.50  
Shelby Cnty Judge of Probate, AL  
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or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 32,400

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 ☐ Appraisal  
☐ Sales Contract ☒ Other tax value  
☐ 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 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 \_\_\_\_\_

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1