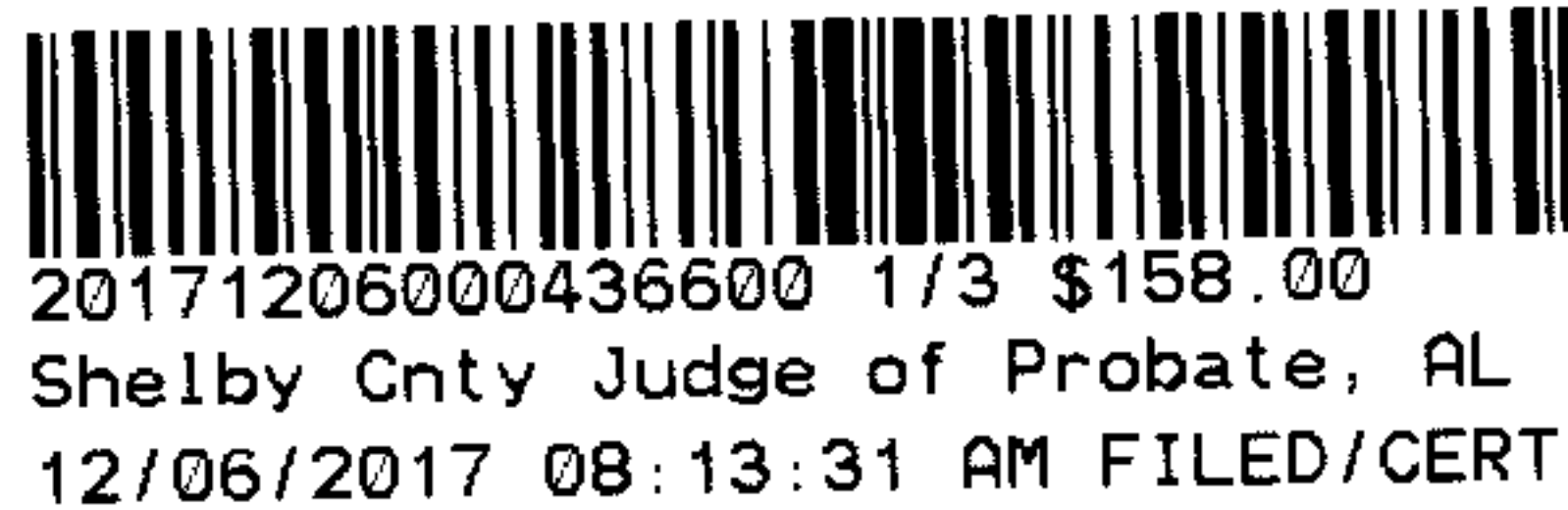


This instrument was prepared by:
Justin Smitherman, Esq.
4685 Highway 17 Suite D
Helena, AL 35080



Send Tax Notice to:
Terri Payne
294 Henley Heights
West Blocton, AL 35184

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Terri Payne**, an unmarried woman, as the surviving widow and only heir at law of **Curtis Troy Payne**, the grantee in instrument no. 1998-07303, said grantee having died on or about August 23, 2017 (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Terri Payne**, an unmarried woman (hereinafter referred to as GRANTEE), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Beginning at the northwest corner of the NW ¼ of the NE ¼ of Section 16, Township 21 South, Range 3 West, Shelby County, Alabama and run thence southerly along the west line of said quarter-quarter section 318.10 ft. to a point on the northerly right of way line of Shelby County Highway No. 26 (AKA Kent Dairy Road) in a curve to the right having a central angle of 18 deg. 04 min. 48 sec. and a radius of 2,254.07 feet; thence turn 95 deg. 06 min. 52 sec. left to chord and run easterly along said right of way line of said road an arc distance of 711.29 feet to the P.T. of said curve, thence continue along the tangent of last described curve 190.11 feet to the P.C. of a curve to the right having a central angle of 4 deg. 45 min. 19 sec. and a radius of 2,321.78 feet; thence turn 11 deg. 05 min. 24 sec. left to chord and run easterly along the arc of said curve an arc distance of 192.64 feet to a point; thence turn 96 deg. 23 min. 32 sec. left from chord and run northerly 282.45 feet to a point on the North line of said quarter-quarter section; thence turn 89 deg. 08 min. 10 sec. left and run westerly along said North line of said quarter-quarter section 1,086.41 feet to the point of beginning, containing 6.49 acres.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all

Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the 5th day of December, 2017.

Terri Payne
Terri Payne



20171206000436600 2/3 \$158.00
Shelby Cnty Judge of Probate, AL
12/06/2017 08:13:31 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Terri Payne, 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5 day of December, 2017.

[Signature]
Notary Public
My Commission Expires: 1/16/21

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 18, 2021

Real Estate Sales Validation Form

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

Grantor's Name Curtis Troy Payne
Mailing Address _____
294 Henley Heights
West Blocton, AL 35184

Grantee's Name Terri Payne
Mailing Address _____
294 Henley Heights
West Blocton, AL 35184

Property Address 450 Kent Dairy Road
Maylene, AL 35114

Date of Sale 12/06/2017

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 273,990.00 ^{1/2} 136,995.00



20171206000436600 3/3 \$158.00
Shelby Cnty Judge of Probate, AL
12/06/2017 08:13:31 AM FILED/CERT

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 Assessor's Value---Inheritance---No Tax
☐ 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 12/06/2017

Print Terri Payne

☐ Unattested

(verified by)

Sign

Terri Payne
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1