

THIS INSTRUMENT PREPARED BY:
HILL, HILL & GOSSETT, P.C.
Post Office Box 310
Moody, Alabama 35004

Send Tax Notice To:
1260 Bark Avenue
Leeds, AL 35094

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twenty Three Thousand and No/100 Dollars (\$23,000.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Marguerite B. Evans, an unmarried woman, and Ann Worthington Evans McClatchy, a married woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Randy Trantham (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

The following described property situated in the NW1/4 of the NW1/4 of Section 23, township 17 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows: Commence at the SW corner of said 1/4 1/4 and run South 88 deg. 58' 37" East, the South line of said 1/4 1/4 281.38 feet to the point of beginning; thence run North 43 deg. 07' 32" West 206.42 feet; thence run North 35 deg. 23' 28" West 164.23 feet to the southerly right of way of Bush Avenue; thence North 70 deg. 11' 40" East along said right of way 101.25 feet; thence run North 60 deg. 18' 22" East along said right of way 115.00 feet; thence run North 60 deg. 35' 21" East along said right of way 199.83 feet; thence run South 76 deg. 36' 54" East 180.83 feet; thence South 08 deg. 42' 10" East 444.14 feet to the South line of said 1/4 1/4; thence run North 88 deg. 56' 32" West along said South line 376.20 feet to the point of beginning

SUBJECT TO:

1. Right of way to City of Leeds recorded in Deed Book 349, page 16
 2. Right of way granted to Alabama Power Company as recorded in Deed Book 118, page 302; Deed Book 136, page 538; Deed Book 206, page 175, and Deed Book 241, page 345
 3. Less and except any portion of subject property lying within a road right of way
- ALL RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA


The above described property does not constitute the homestead of grantor nor that of her spouse

Ann Worthington Evans McClatchy is one and the same as Ann Worthington Evans Benrubi

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 said Grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in

Shelby County, AL 03/06/2018
State of Alabama
Deed Tax \$23.00


2018030600072260 1/3 \$44.00
Shelby Cnty Judge of Probate, AL
03/06/2018 09 00 32 AM FILED/CERT

fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 26 day of February, 2018.

Marguerite B. Evans

Marguerite B. Evans

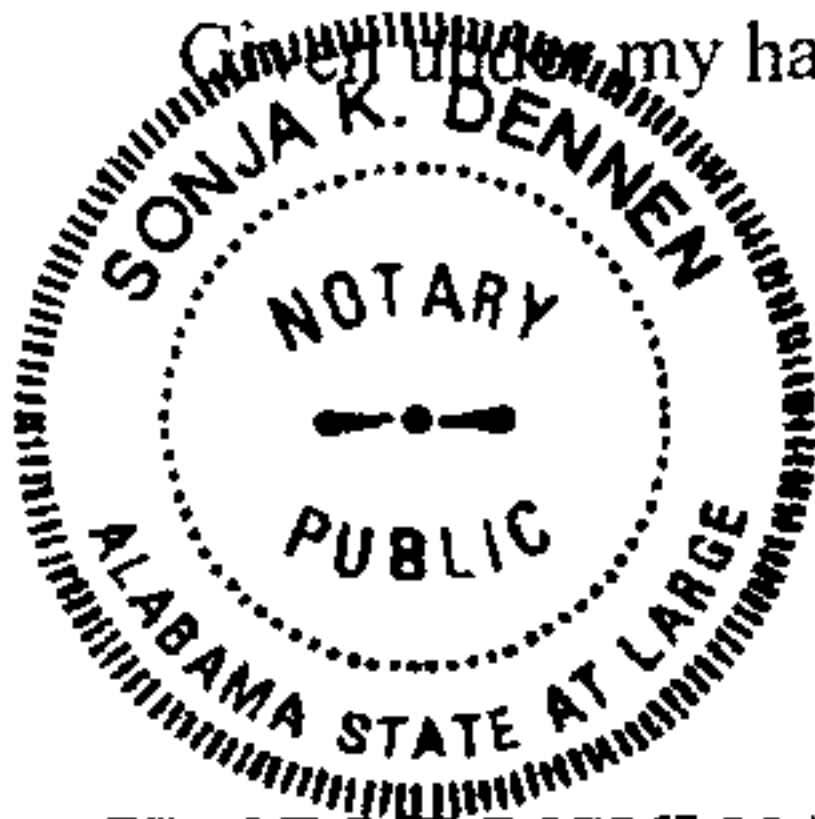
Ann Worthington Evans McClatchy

Ann Worthington Evans McClatchy

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Marguerite B. Evans, whose name(s) 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 27 day of February, 2018.



Sonja K. Dennen

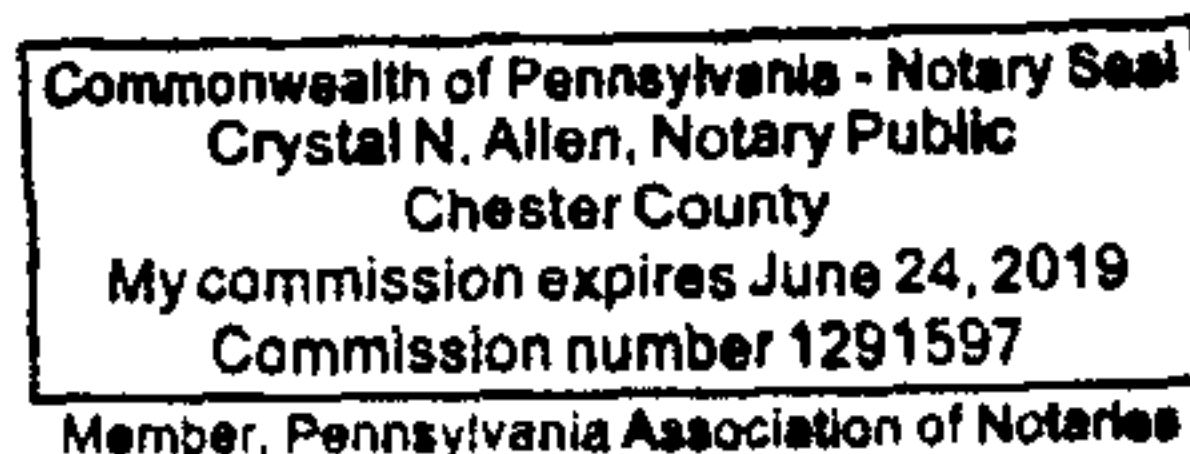
Notary Public

My Commission Expires: 6/1/2018

STATE OF PENNSYLVANIA
Chester COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Ann Worthington Evans McClatchy, 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 26 day of February, 2018.



Crystal N. Allen

Notary Public

My Commission Expires: June 24, 2019



20180306000072260 2/3 \$44.00
Shelby Cnty Judge of Probate, AL
03/06/2018 09:00:32 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name MARGUERITE B. EVANS
Mailing Address _____

Grantee's Name RANDY TRANTHAM
Mailing Address 1260 Bark Avenue
Leeds, AL 35094

Property Address Acreage on Bush Ave.
Leeds, Shelby County
Alabama

Date of Sale February 27, 2018
Total Purchase Price \$ 23,000.00

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 _____

James E. Hill, Jr.

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one