

This instrument was prepared without benefit of title evidence by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

WARRANTY DEED


20180308000076340 1/3 \$31.00
Shelby Cnty Judge of Probate, AL
03/08/2018 03:33:05 PM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ten Thousand and no/100 DOLLARS (\$10,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Frances J. Warren, a widow (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Rachel A. Clinkscale (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Begin at the Southwest corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 33, Township 18 South, Range 2 East and run North along said $\frac{1}{4}$ section line a distance of 799.06 feet to a point on the South right-of-way line of Alabama Highway No. 25; thence turn 90 degrees 37 minutes 35 seconds right and run easterly along said right-of-way line a distance of 138.69 feet to a point in the center of an unpaved private road, described in Instrument No. 20080724000299270 as a non-exclusive easement along the presently existing private road; thence leaving said right-of-way line, run along the centerline of said private road a distance of 890.23 feet to a point on the south boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence leaving said private road, run westerly along said $\frac{1}{4}$ - $\frac{1}{4}$ section line a distance of 151.94 feet to the point of beginning, containing 3.92 acres, more or less. Less and except said non-exclusive easement.

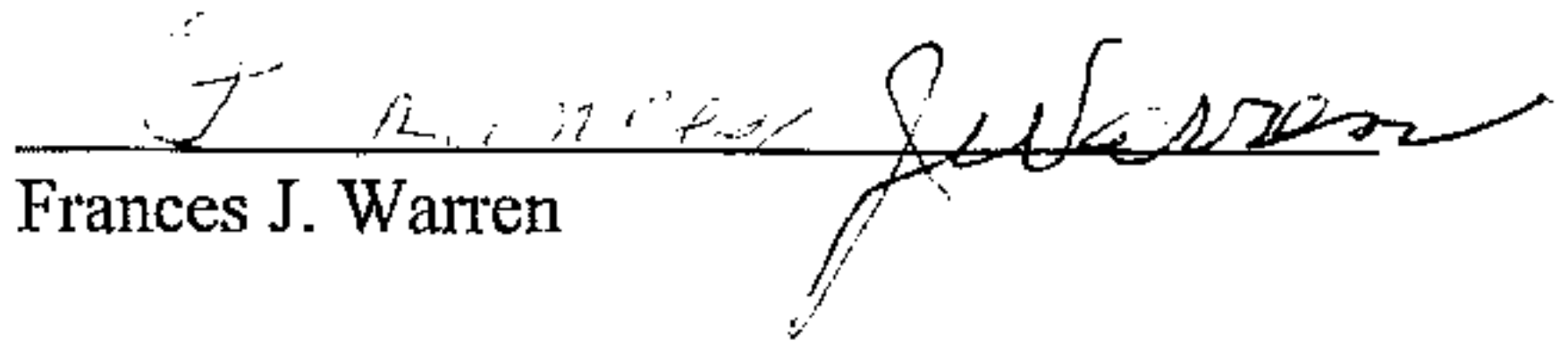
Subject to easements, restrictions, conditions, covenants, rights of way, and encumbrances of record.

TO HAVE AND TO HOLD to the said GRANTEE and her heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and her heirs and assigns that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless

otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and her heirs and assigns forever, against the lawful claims of all persons.

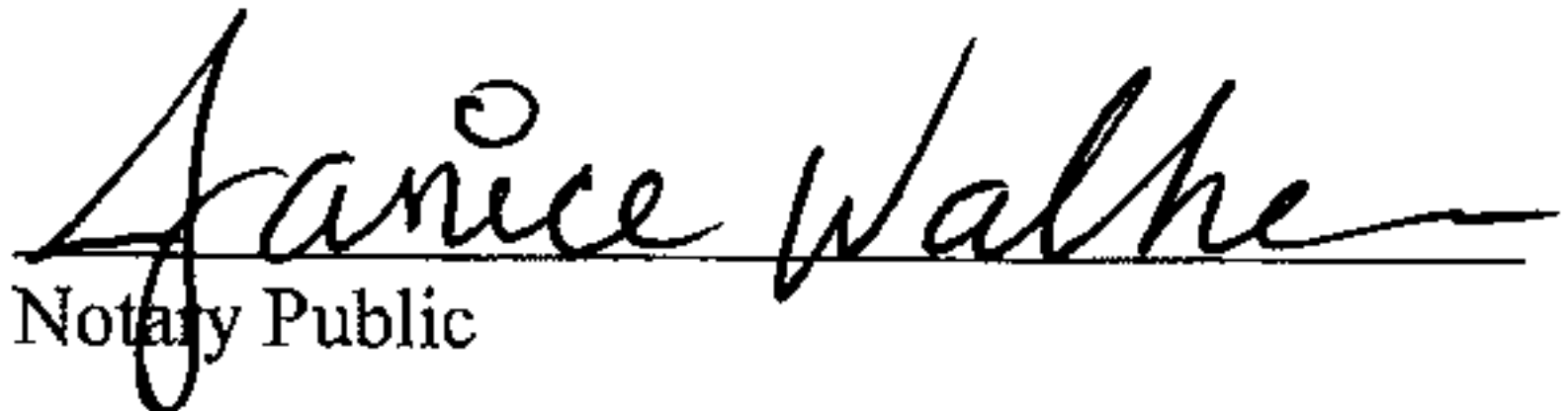
IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 6 day of March, 2018.


Frances J. Warren

STATE OF ALABAMA
COUNTY OF JEFFERSON

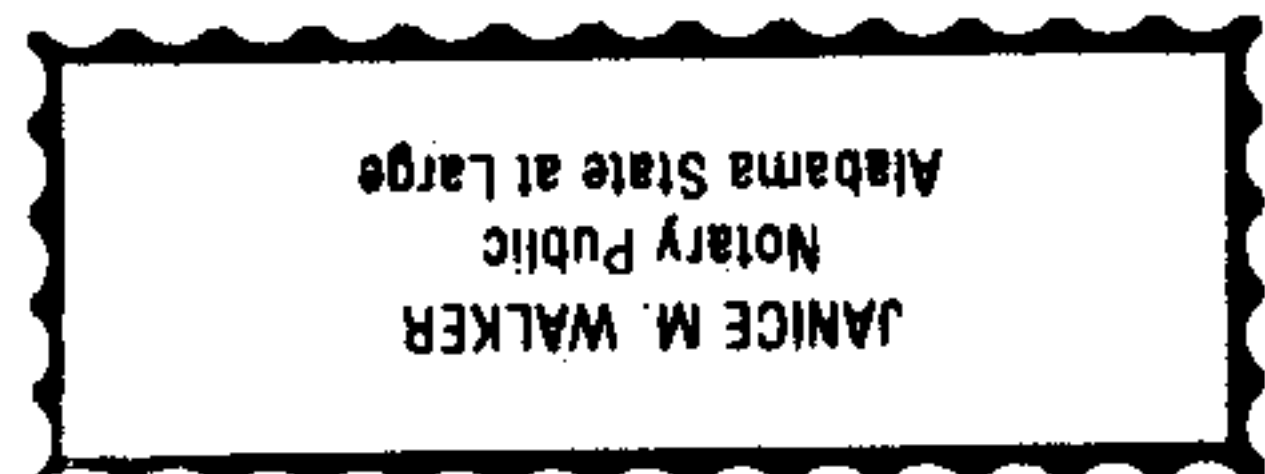
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frances J. Warren, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of March, 2018.


Notary Public

My commission expires:

12-9-19




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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 Frances J. Warren
Mailing Address 20 Justice Road
Vincent, AL 35178

Grantee's Name Rachel A. Clinkscale
Mailing Address PO Box 19
Vincent, AL 35178

Property Address Hwy 25
Vincent, AL

Date of Sale 3/6/18
Total Purchase Price \$ 10,000.00
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 3/6/18

Print Frances J. Warren

☐ Unattested

[Signature]
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

