

WARRANTY DEED



20180501000146070 1/3 \$84.00
Shelby Cnty Judge of Probate, AL
05/01/2018 09:04:33 AM FILED/CERT

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL PERSONS BY THESE PRESENTS, That in consideration of One-Hundred and NO/100 (\$100.00) Dollars and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I, **MOLLY THIGPEN MCGRAW**, a MARRIED woman, (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL and CONVEY unto **CLEMENTINE MCGINNIS** (herein referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the SE corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 28, Township 19 South, Range 2 East; thence South 87 deg. 20 min. West a distance of 1933 ft. to a point, thence North 2 deg. 45 min. West a distance of 969.4 ft. to the point of beginning; thence continue 2 deg. 45 min. West a distance of 220.6 ft. to a point, thence South 77 deg. 30 min. West a distance of 130 ft. to a point, thence South 12 deg. 30 min. West a distance of 210.0 feet to a point; North 77 deg. 30 min. West a distance of 75 ft. to a point and said point being the point of beginning. Said parcel of real estate being situated in the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 28, Township 19 South, Range 2 East, Shelby County, Alabama.

This conveyance is subject to all restrictions, reservations, easements and/or rights-of-way appearing of record which affect title to the above described property.

Grantor warrants and affirms that Cecil E. Nummy died on September 11, 2000 and Margaret Louise Nummy died on May 3, 2014.

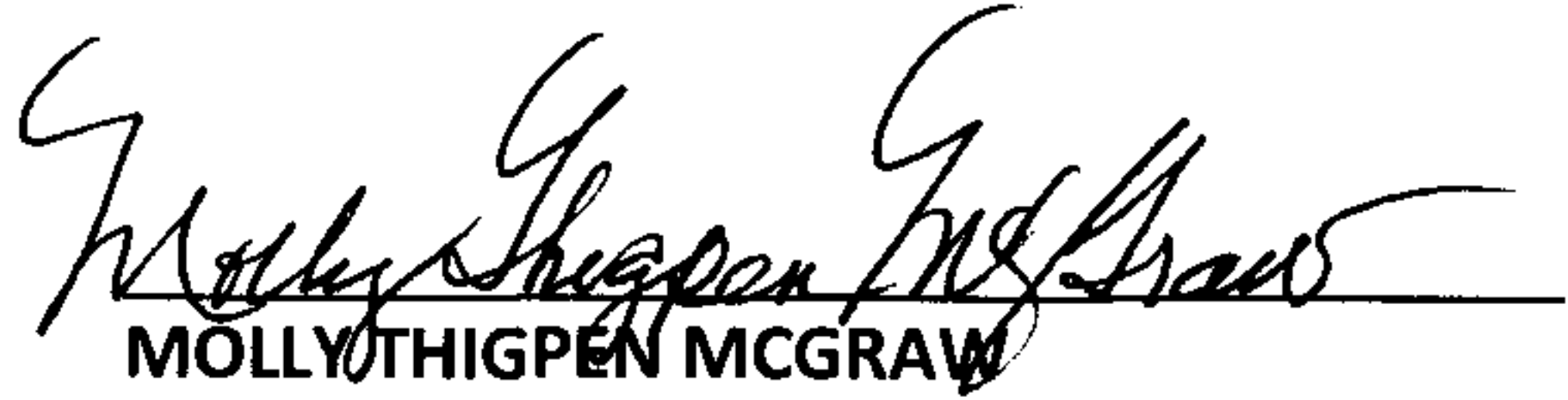
For ad valorem tax purposes only, the mailing address of the GRANTEE herein is: 5765 Highway 280, Harpersville, AL 35078

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

And I do, for myself and for my heirs, executors and administrators, covenant with said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I and my heirs, executors and administrators shall WARRANT AND DEFEND the same to

the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons, except as hereinbefore provided.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 9TH day of April, 2018.


MOLLYTHIGPEN MCGRAW

STATE OF ALABAMA
COUNTY OF ELMORE


I, Regina B. Edwards, a Notary Public in and for the State of Alabama at Large, certify that Molly Thigpen McGraw, 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 seal this 9th day of April, 2018.

[SEAL]
OFFICIAL SEAL
REGINA B. EDWARDS
NOTARY PUBLIC - ALABAMA
STATE AT LARGE
MY COMMISSION EXPIRES 5-11-20


NOTARY PUBLIC
My Commission Expires: 5-11-20

This instrument prepared by:
Regina B. Edwards, Esq.
109 E Bridge Street
Wetumpka, AL 36092
File No.: 18-076


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Real Estate Validation Information


Property Address: 5765 Highway 280, Harpersville, AL 35078
Grantee(s) Address: 5765 Highway 280, Harpersville, AL 35078
Grantors Address: 686 Alston Farms Road, Columbiana, AL 35051
Total Purchase Price/Actual Value/Assessed Value: \$63,000.00

The purchase price or actual value claimed on this deed can be verified in the following documentary evidence:

☒ Sales Contract ☐ Closing Statement ☐ Appraisal ☐ Other: ☐ Tax Assessment Record

EXHIBIT "A"

Begin at the SE corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 28, T19S, R2E, Shelby County, Alabama; thence S $87^{\circ}20'W$, a distance of 1933 feet to a point; thence N $2^{\circ}45'W$, a distance of 969.4 feet to the point of beginning; thence continue $2^{\circ}45'W$, a distance of 220.6 feet to a point; thence S $77^{\circ}30'E$, a distance of 130 feet to a point; thence S $12^{\circ}30'W$, a distance of 210 feet to a point; thence N $77^{\circ}30'W$, a distance of 75 feet to a point and said point being the point of beginning. Said parcel of real estate being situated in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 28, T19S, R2E, Shelby County, Alabama.


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