

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Thomas E. McDonald & Nancy M. Paden
14151 Hwy 61 North
Wilsonville, AL 35186

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SIXTY ONE THOUSAND and NO/00 DOLLAR (\$61,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I, **Judy B. McDonald, widow, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Thomas E. McDonald and Nancy M. Paden, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to taxes for 2018 and subsequent years, easements, restrictions, rights of way and permits of record.

GRANTOR, Judy B. McDonald, is the sole heir and surviving spouse to Randall Dewey McDonald, deceased. The deceased died intestate, and no administration of the estate is pending or contemplated, and no one is appointed as executor, administrator, or personal representative of the deceased. There are no claims against deceased and no lawsuits pending or threatened against deceased or the estate of the deceased.

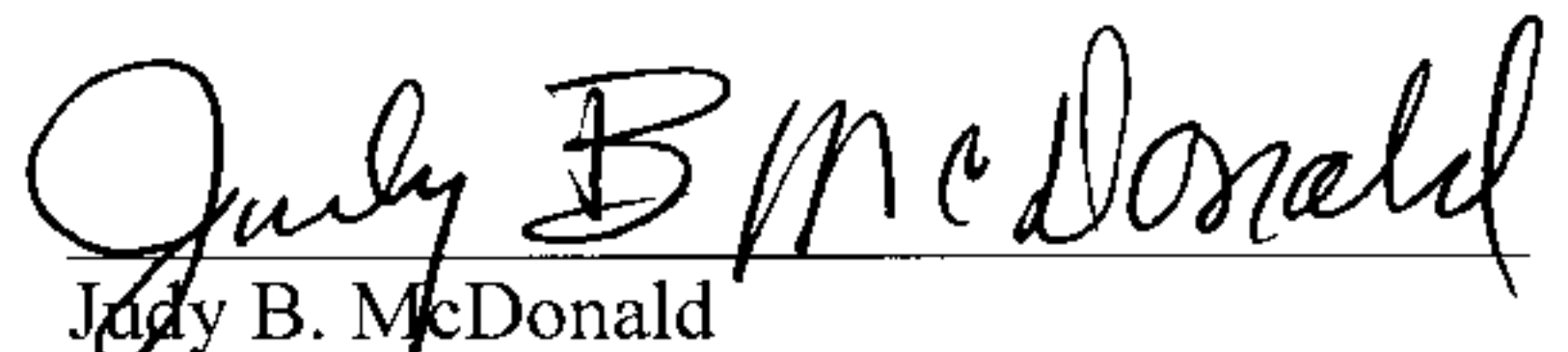
Randall Dewey McDonald never had any children born to him and was married to Judy B. McDonald at the time of his death.

The Grantor conveys to Grantees all real property or interest in real property located in Shelby County, Alabama, which was owned by Randall Dewey McDonald, deceased, whether correctly described herein or not.

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 6th day of June, 2018.


Judy B. McDonald

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Judy B. McDonald, who 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 6th day of June, 2018.

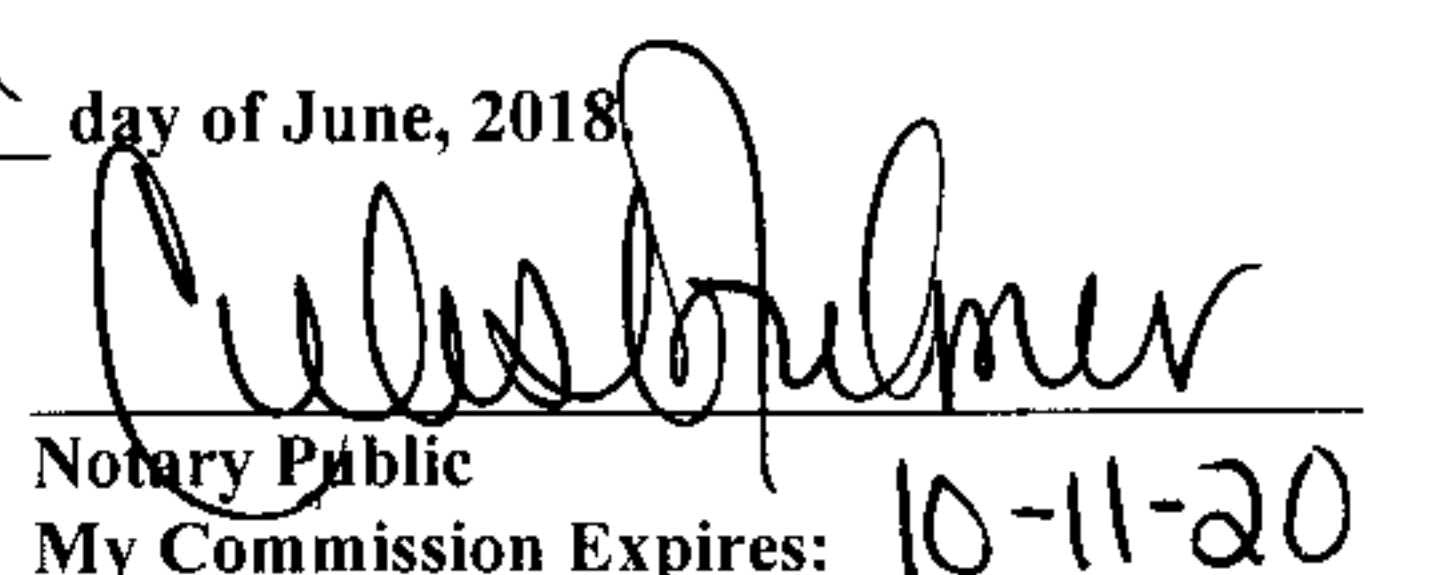

Notary Public
My Commission Expires: 10-11-20

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

The West half of the Northeast 1/4, except 9 3/4 acres off of the West side of the Northwest 1/4 of the Northeast 1/4, and except ten acres off the South side of the Southwest 1/4 of the Northeast 1/4 and except also 1/2 acre off of the East side of the Northwest 1/4 of the Northeast 1/4, all in Section 27, Township 20, Range 1 East, situated in Shelby County, Alabama.

Less and except that property deeded to Thomas E. McDonald and Sylvia B. McDonald in Deed Book 312, page 196, in the Probate Office of Shelby County, Alabama.

Less and except that property deeded to Thomas E. McDonald and Sylvia B. McDonald in Instrument #1997-23126, in the Probate Office of Shelby County, Alabama. Together with an easement set out in said instrument.

PARCEL II:

Ten acres off of the South side of the SW 1/4 of NE 1/4, Section 27, Township 20, Range 1 East, situated in Shelby County, Alabama.

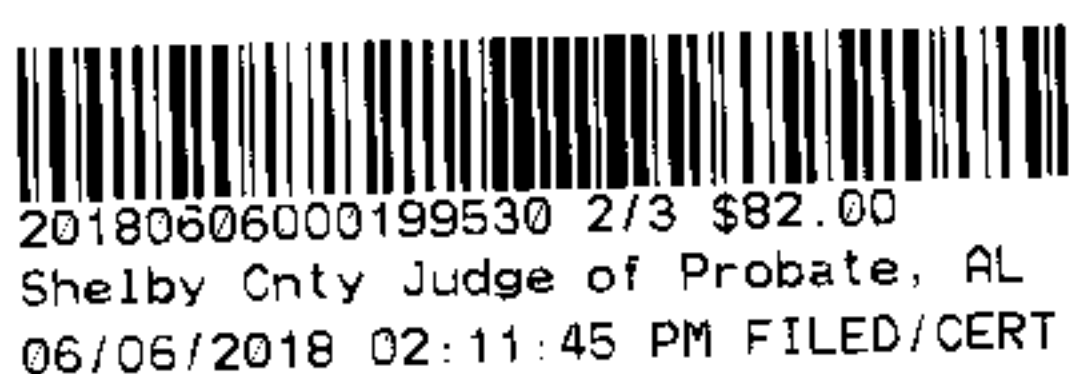
PARCEL III:

A triangular tract of land situated in the SE 1/4 of NW 1/4, Section 27, Township 20, Range 1 East, more particularly described as follows: Commence at the Southeast corner of said forty; thence North along the East line of said forty 10 chains; thence West and parallel with the South line of said forty 5 chains, more or less, to the diagonal line extending from the Northwest corner of NE 1/4 of NW 1/4 of said Section to the Southeast corner of the SE 1/4 of the NW 1/4 of Section 27; thence Southeast along said diagonal line to the point of beginning, containing 2 1/2 acres, more or less.

PARCEL IV:

Begin at the northwest corner of the NW 1/4 of SE 1/4 of Section 27, Township 20, Range 1 East and run south along the west line of said forty acres and along the East line of Four-mile road 132 feet; thence run in a southeasterly direction 485 feet to a point which is 209 feet due South of the North line of said forty acres; thence in a northeasterly direction 211 feet to a point on the north line of said forty acres, which is 541 feet east of the point of beginning; thence west along the north line of said forty acres 541 feet to the point of beginning; situated in NW 1/4 of SE 1/4, Section 27, Township 20, Range 1 East.

Less and except that property deeded to Barbara Franklin recorded in Deed Book 231, Page 618, in the Probate Office of Shelby County, Alabama.



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Judy B. McDonald
Mailing Address 1687 Hwy 56 East
Wilsonville, AL 35186

Grantee's Name: Thomas E. McDonald & Nancy M. Paden
Mailing Address: 14151 Hwy 61 North
Wilsonville, AL 35186

Property Address: Four-mile, Wilsonville, AL

Date of Sale 6-6-18
Total Purchase Price \$ 61,000.00
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 - Warranty Deed

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 6-6-18

Sign Judy B. McDonald
(Grantor/Grantee/Owner/Agent) circle one
Print Judy B. McDonald

☐ Unattested

(Verified by)

Form RT-1

