

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
James L. Elliott
565 Richard Porter Drive
Shelby, AL 35143

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Two Hundred Fifteen Thousand and no/100 Dollars (\$215,000.00)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **HALEY DODSON EVANS and JEFFREY T. EVANS, wife and husband** (herein referred to as Grantors) grant, bargain, sell and convey unto **JAMES L. ELLIOTT** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to mineral and mining rights if not owned by Grantors.

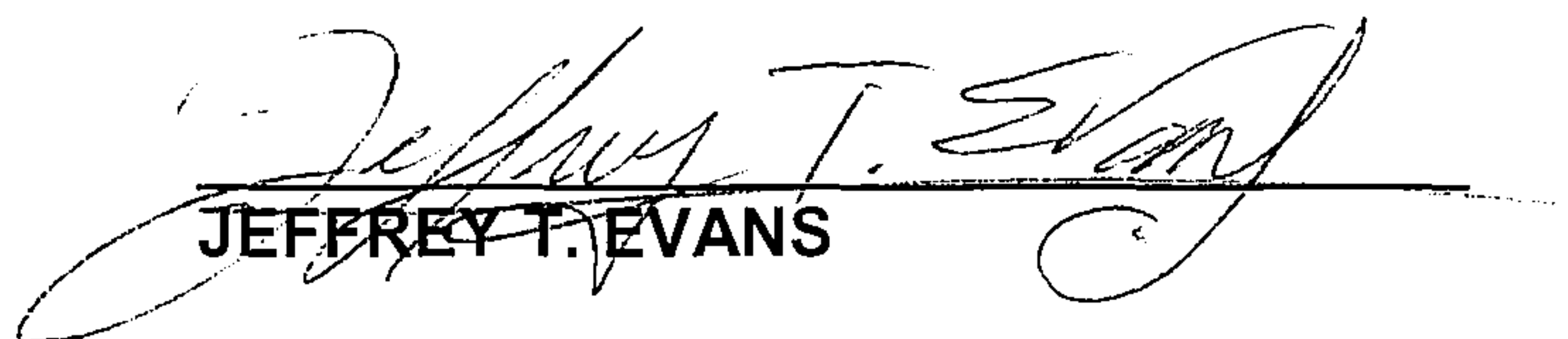
Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$204,250.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that he/she is free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 7th day of September, 2018.


HALEY DODSON EVANS


JEFFREY T. EVANS

STATE OF ALABAMA

COUNTY OF SHELBY

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **HALEY DODSON EVANS and JEFFREY T. EVANS**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of September, 2018.

CHRISTINA ELIZABETH WALL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 30, 2021

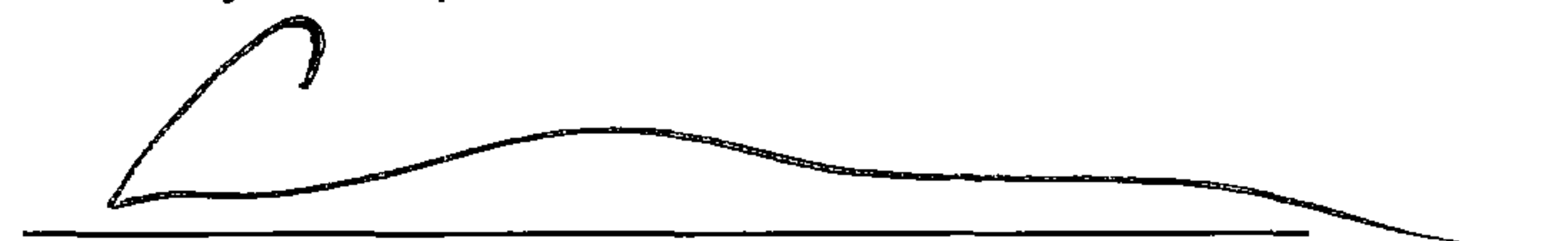

Notary Public
My Commission Expires: 01/30/2021

EXHIBIT "A"

Begin at the NE corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 8, Township 24 North, Range 15 East, and run South along the East line thereof 996.52 feet; thence 103 degrees 34 minutes 35 seconds right and run 743.89 feet; thence 15 degrees 54 minutes 20 seconds right and run 94.11 feet; thence 22 degrees 58 minutes 30 seconds right and run 277.44 feet to the South right of way of a paved county road; thence 80 degrees 13 minutes 58 seconds right and along said right of way line 153.96 feet to the start of an arc on said right of way line; thence run along said arc 95.00 feet; thence continue along said right of way line 210.49 feet to another arc on said line; thence run along said arc 103.60 feet; thence continue along said arc 252.00 feet to the North line of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$; thence 45 degrees 17 minutes 00 seconds right and run East along said North line 379.92 feet to the point of beginning. Situated in Shelby County, Alabama.

PARCEL NO.: 33-3-08-0-000-002.000

Real Estate Sales Validation Form

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

Grantor's Name	HALEY DODSON EVANS	Grantee's Name	JAMES L. ELLIOTT
Mailing Address	647 Lake Drive Shelby, AL 35143	Mailing Address	565 Richard Porter Dr Shelby, AL 35143
Property Address	565 Richard Porter Drive Shelby, AL 35143	Date of Sale	September 7, 2018
		Total Purchase Price \$	215,000.00
		Or	
		Actual Value \$	
		Or	
		Assessor's Market Value \$	

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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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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.

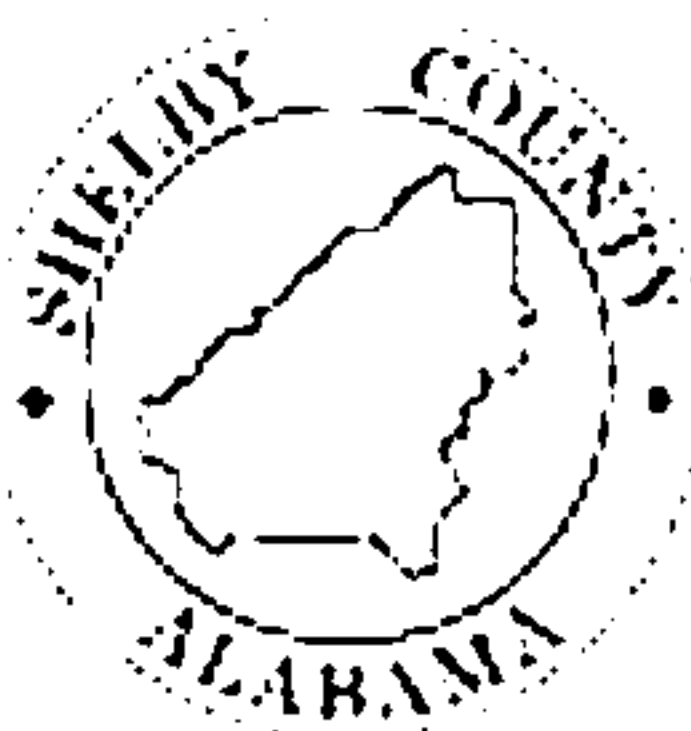
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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	Print B. CHRISTOPHER BATTLES
Unattested	Sign
(verified by)	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/13/2018 12:44:35 PM
\$32.00 CHERRY
20180913000329360

Allen S. Bayl