


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051


20181102000389210 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
11/02/2018 09:21:27 AM FILED/CERT

Send Tax Notice to:
Tommy Ray Traywick
456 Dusty Hollow Rd
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FORTY FIVE THOUSAND DOLLARS AND ZERO CENTS (\$45,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Billy Hudson, a single man*** (herein referred to as ***Grantors***), grant, bargain, sell and convey unto, ***Tommy Ray Traywick*** (herein referred to as ***Grantee***), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

Also included is the existing Mobile Home on the property.

SUBJECT TO:

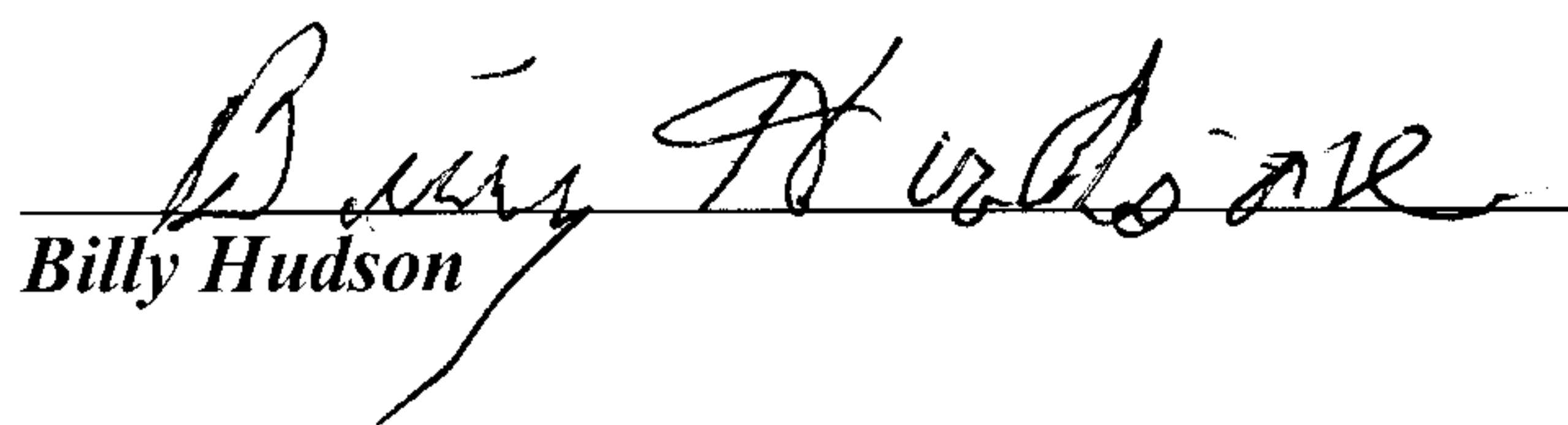
1. Ad valorem taxes due and payable October 1, 2019.
2. Easements, restrictions, rights of way, and permits of record.

\$43,400.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

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 27 day of October, 2018.

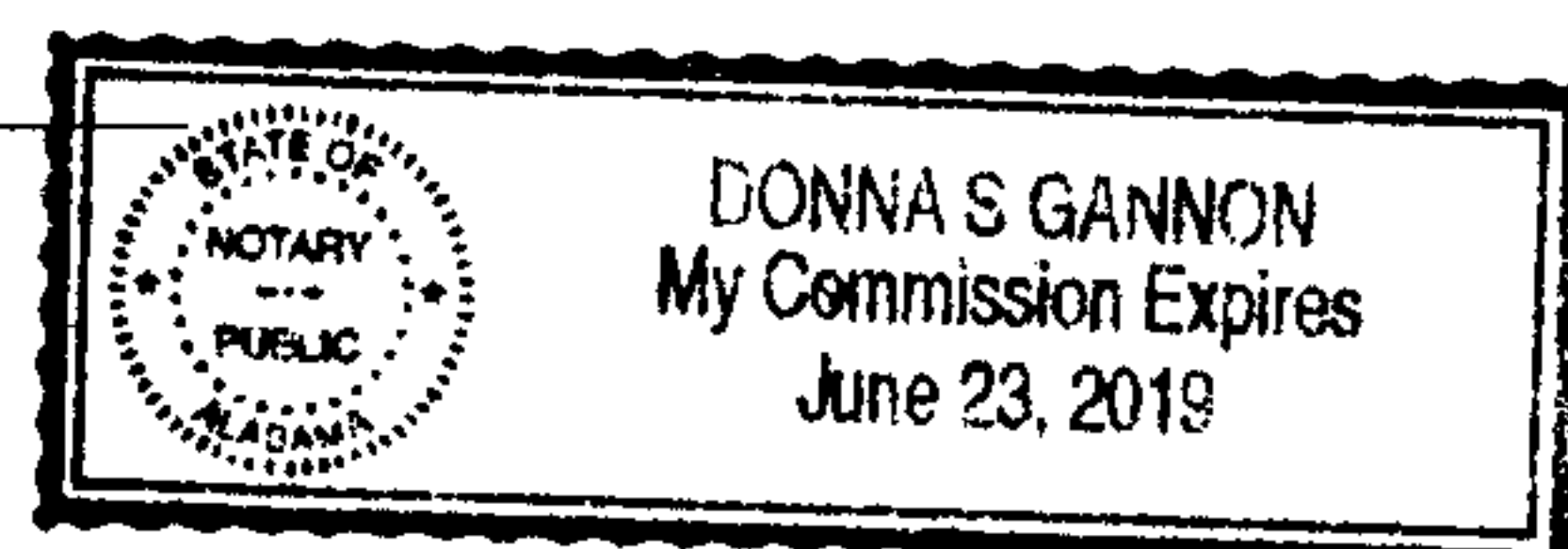

Billy Hudson

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Billy Hudson***, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of October, 2018.


Notary Public
My Commission Expires:
June 23, 2019



Shelby County, AL 11/02/2018
State of Alabama
Deed Tax: \$2.00

EXHIBIT A

Commence at the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 29, Township 21 South, Range 1 West, Shelby County, Alabama and run thence South 01 degrees 47 minutes 41 seconds East along the East line of said Quarter-Quarter Section a distance of 927.46 feet to a found two-inch open top pipe corner and the point of beginning of the property being described; thence continue last described course a distance of 440.62 feet to a found two-inch open top pipe corner; thence run North 60 degrees 24 minutes 31 seconds West a distance of 393.47 feet to a set rebar corner; thence run South 57 degrees 20 minutes 36 seconds West a distance of 228.51 feet to a set rebar corner on the Easterly margin of Dusty Hollow Road in a curve to the left having a central angle of 04 degrees 13 minutes 01 seconds and a radius of 408.09 feet; thence run Northwesterly along the arc of said curve an arc distance of 30.03 feet to a found rebar corner; thence run North 57 degrees 20 minutes 27 seconds East a distance of 639.24 feet to the point of beginning.

Situated in Shelby County, Alabama.

According to survey of Joseph E. Conn, Jr., RLS #9049, dated December 1, 2004.

Part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 29, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

From the NE corner of said $\frac{1}{4}$ $\frac{1}{4}$ section run in a Southerly direction along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ for a distance of 927.46 feet to the point of beginning; thence turn an angle to the right of 59 deg. 01 min. 40 sec. and run in a Southwesterly direction for a distance of 639.47 feet to a point on a curve said curve being concave in a Southwesterly direction and having a radius of 408.09 feet; thence turn an angle to the right of 88 deg. 44 min. 20 sec. and run in a Northwesterly direction along the chord of said curve for a distance of 32.04 feet; thence turn an angle to the left of 2 deg. 15 min. from last mentioned chord and run in a Northwesterly direction for a distance of 183.69 feet to a point of curve, said curve being concave in an Easterly direction and having a radius of 161.57 feet and a central angle of 34 deg. 46 min. 52 sec.; thence turn an angle to right and run along the arc of said curve for a distance of 98.08 feet to the end of said curve; thence run in a Northerly direction along a line tangent to end of said curve for a distance of 95.62 feet to a point of curve, said curve being concave in an Easterly direction and having a radius of 211.84 feet and a central angle of 10 deg. 30 min.; thence turn an angle to the right and run in a Northerly direction along the arc of said curve for a distance of 38.82 feet; thence turn an angle to the right and run in an easterly direction for a distance of 737.39 feet, more or less to the point of beginning; being situated in Shelby County, Alabama.



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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 Billy Hudson
Mailing Address 403 Dusty Hollow Rd
Columbiana, AL 35051

Grantee's Name Tommy Ray Traywick
Mailing Address 455 Dusty Hollow Rd
Columbiana, AL 35051

Property Address 455 Dusty Hollow Rd
Columbiana, AL 35051

Date of Sale _____
Total Purchase Price \$ 45,000.00
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 10.27.2018

Print Billy Hudson

Unattested

Sign

Billy Hudson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1