

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

Send Tax Notice to:
J. Damon Folmar
404 Hwy 97
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One and No/00 Dollars (\$1.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Gayle H. Austin, unmarried (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **J. Damon Folmar, Elizabeth Folmar Burchfield, Peter D. Folmar and Kristen Folmar Franklin (herein referred to as grantee, whether one or more)**, as tenants in common, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

PARCEL 1:

Commence at the Southeast corner of the Northwest quarter of the Southeast quarter of Section 32, Township 21 South, Range 1 West, Shelby County, Alabama and run thence N 00°12'01" E along the East line of said quarter-quarter section a distance of 247.50' to a found rebar corner and the point of beginning of the property, Parcel 1, being described; thence continue last call a distance of 247.50' to a found rebar corner; thence run S 88°12'44" W a distance of 682.47' to a set rebar corner; thence run S 00°23'35" W a distance of 247.52' to a set rebar corner; thence run N 88°12'45" E a distance of 683.30' to the point of beginning, containing 3.88 acres, more or less.

AND

PARCEL 2:

Commence at the Southeast corner of the Northwest quarter of the Southeast quarter of Section 32, Township 21 South, Range 1 West, Shelby County, Alabama and run thence N 00°12'01" E along the east line of said quarter-quarter section a distance of 247.50' to a point; thence run S 88°12'45" W a distance of 683.30' to a set rebar corner and the point of beginning of the property, Parcel 2, being described; thence continue S 88°12'45" W a distance of 618.00' to a found rebar corner on the East margin of Shelby County road 97, thence run N 00°23'35" E along said margin of said road a distance of 247.52' to a found rebar corner; thence run N 88°12'44" E a distance of 618.00' to a set rebar corner; thence run South 00°23'35" W a distance of 247.52' to the point of beginning, containing 3.51 acres, more or less.

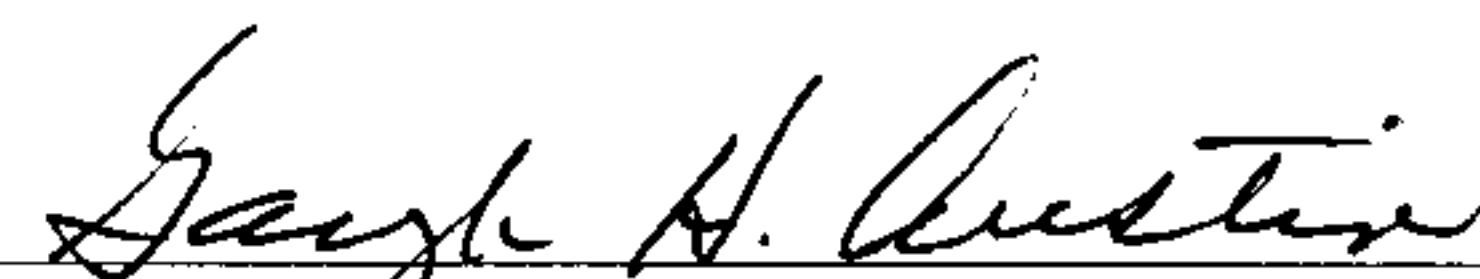
Subject to 2019 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

THE PREPARER OF THIS DOCUMENT HAS NOT EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.

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 November, 2018.


Gayle H. Austin



20181106000392690 1/3 \$257.50
Shelby Cnty Judge of Probate, AL
11/06/2018 11:04:24 AM FILED/CERT

Shelby County, AL 11/06/2018
State of Alabama
Deed Tax: \$234.50

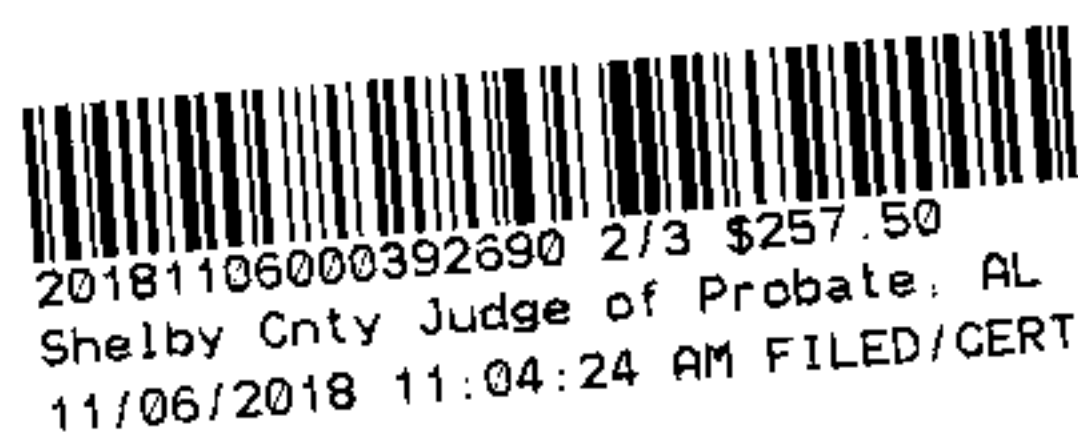
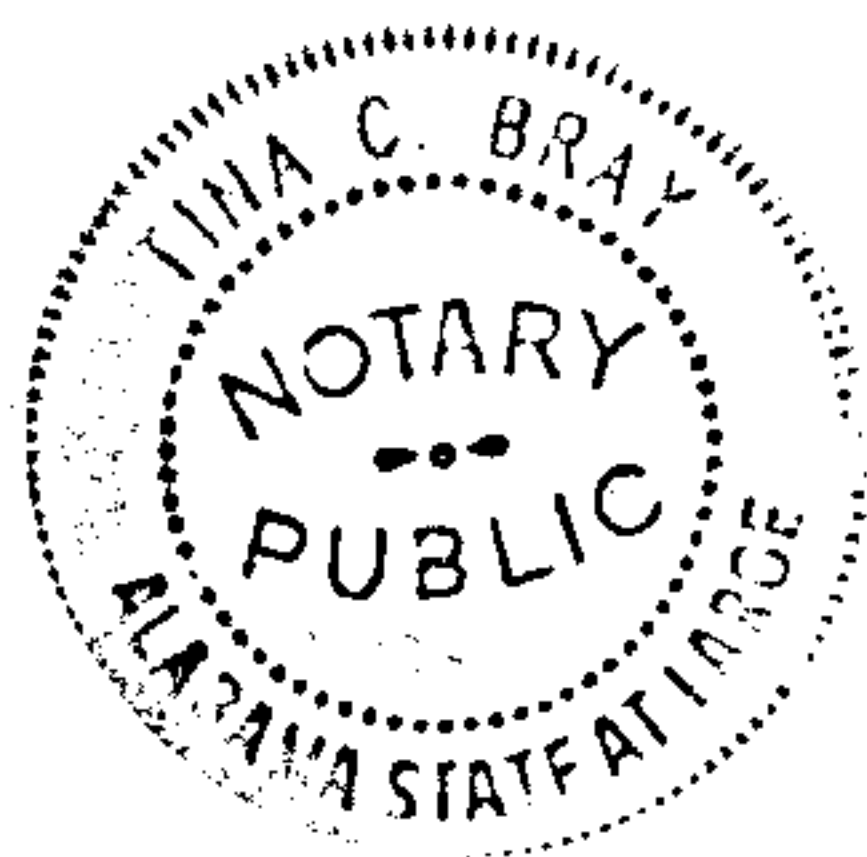
ACKNOWLEDGMENT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gayle H. Austin, 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 November, 2018.

Tina C. Bray
Notary Public
My Commission Expires: 8/19/19



Real Estate Sales Validation Form

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

Peter D. Folmar, Kristen F. Franklin

Grantor's Name : Gayle H. Austin
Mailing Address 404 Hwy 97
Columbiana, AL 35051

Grantee's Name: J. Damon Folmar, Elizabeth F. Burchfield
Mailing Address: 404 Hwy 97
Columbiana, AL 35051

Property Address: 404 Hwy 97
Columbiana, AL

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 234,040.00

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 11-6-18

Sign Gayle H. Austin
(Grantor/Grantee/Owner/Agent) circle one

Print Gayle H. Austin

☐ Unattested

John C. Blay
(Verified by)