

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

Send Tax Notice to:
Morrow Properties, LLC
P O Box 380008
Birmingham, AL 35238

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWENTY THOUSAND DOLLARS AND ZERO CENTS (\$20,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Pamela Conway, a married woman** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Morrow Properties, LLC** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

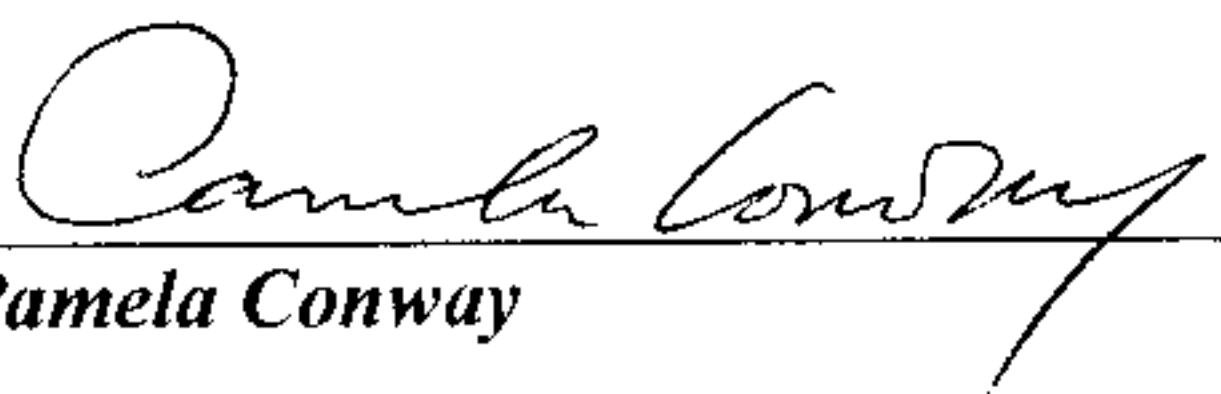
SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2019.
2. Easements, restrictions, rights of way, and permits of record.
3. Property constitutes no part of the homestead of the Grantor herein or her spouse.

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.

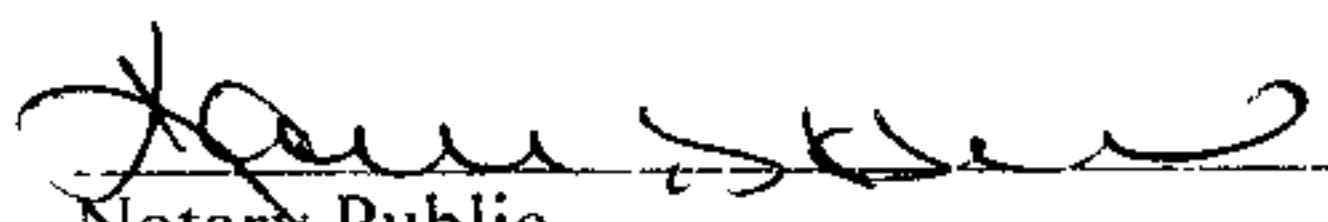
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 24th day of January, 2019.

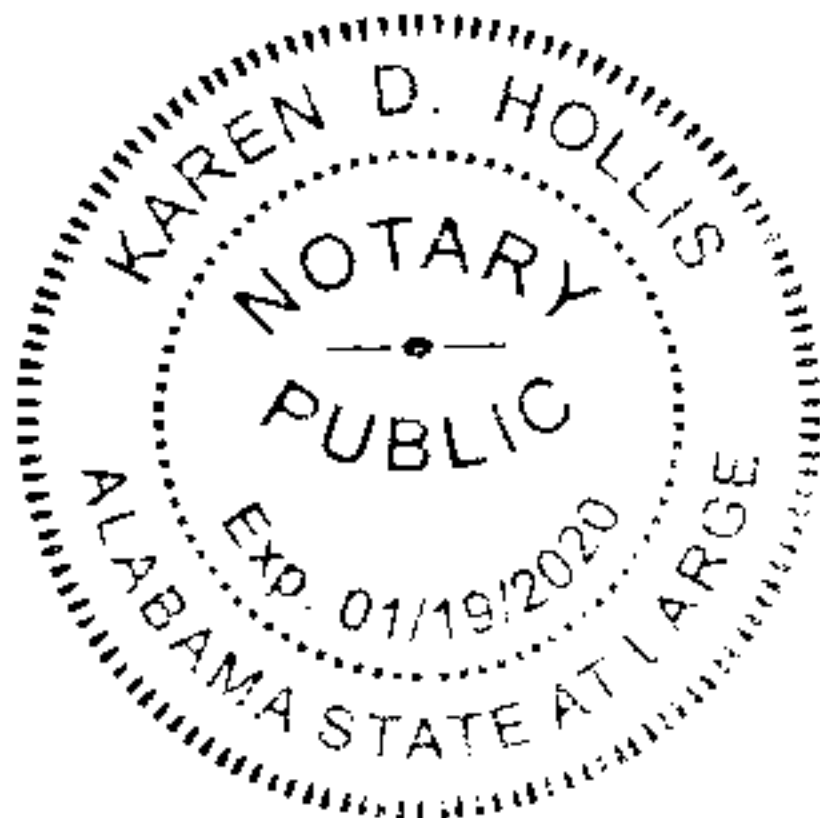

Pamela Conway


STATE OF ALABAMA)
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Pamela Conway**, 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 24th day of January, 2019.


Notary Public
My Commission Expires:




20190201000033930 1/3 \$41.00
Shelby Cnty Judge of Probate, AL
02/01/2019 01:21:10 PM FILED/CERT

Shelby County, AL 02/01/2019
State of Alabama
Deed Tax: \$20.00

EXHIBIT A- LEGAL DESCRIPTION

A part of the SE 1/4 of the SE 1/4 of Section 27, Township 17 South, Range 1 East and a part of the NE 1/4 of NE 1/4 of Section 34, Township 17 South, Range 1 East, being more particularly described as follows:

Begin at a 3" capped pipe, being the SE corner of the SE 1/4 of SE 1/4 of Section 27, Township 17 South, Range 1 East; thence S 00° 08' 17" W, along the East line of the NE 1/4 of NE 1/4 of Section 34, Township 17 South, Range 1 East, 248.01 feet to a 1/2" rebar on the Northern right-of-way line of Hwy. #101; thence S 82° 40' 28" W, along said right-of-way of said road, 46.39 feet to a concrete monument and the point of a curve to the right having a central angle of 143° 46' 43" and a radius of 216.02 feet; thence along the arc of said curve and said right-of-way of said road Northwesterly and Northeasterly 542.09 feet to the point of tangent; thence N 46° 27' 11" E along the Southeastern right-of-way of said road 310.18 feet to a 1/2" rebar on the East line of the SE 1/4 of the SE 1/4 of Section 27, Township 17 South, Range 1 East; thence S 00° 19' 07" W, along the East line of said 1/4-1/4 section, 330.61 feet to the point of beginning. Containing 2.720 acres, more or less.



20190201000033930 2/3 \$41.00
Shelby Cnty Judge of Probate, AL
02/01/2019 01:21:10 PM FILED/CERT

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Pamela Conway
Mailing Address 191 Co. Road 26
Ashville, AL 35953

Grantee's Name Morrow Properties, LLC, an Alabama
limited liability company
Mailing Address P.O. Box 380008
Birmingham, AL 35238

Property Address 55 Sandy Ridge Road
Leeds, AL 35094

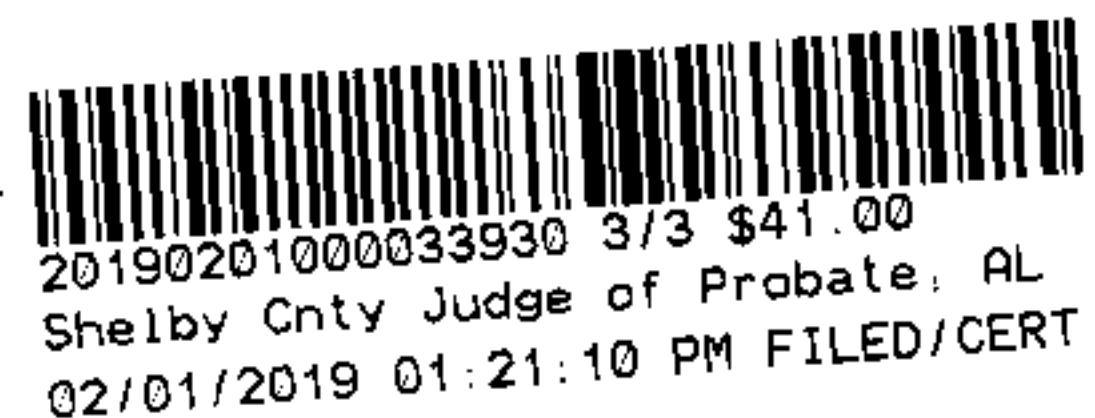
Date of Sale January 23, 2019
Total Purchase Price \$20,000.00

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 - Pamela Conway, 191 Co. Road 26, Ashville, AL 35953.

Grantee's name and mailing address - Morrow Properties, LLC, an Alabama limited liability company, P.O. Box
380008, Birmingham, AL 35238.

Property address - 55 Sandy Ridge Road, Leeds, AL 35094

Date of Sale - January 23, 2019.

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 with 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: January 23, 2019

Sign 
Agent