

This Instrument was Prepared by:  
Mike T. Atchison  
Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

Send Tax Notice To: Patricia Jane McDaniel

2245 Highway 56  
Wilsmville, AL 35186

File No.: 1903033

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Fifteen Thousand Dollars and No Cents (\$115,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **The 2245 Highway 26 Trust**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Patricia Jane McDaniel**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

**Property may be subject to 2019 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

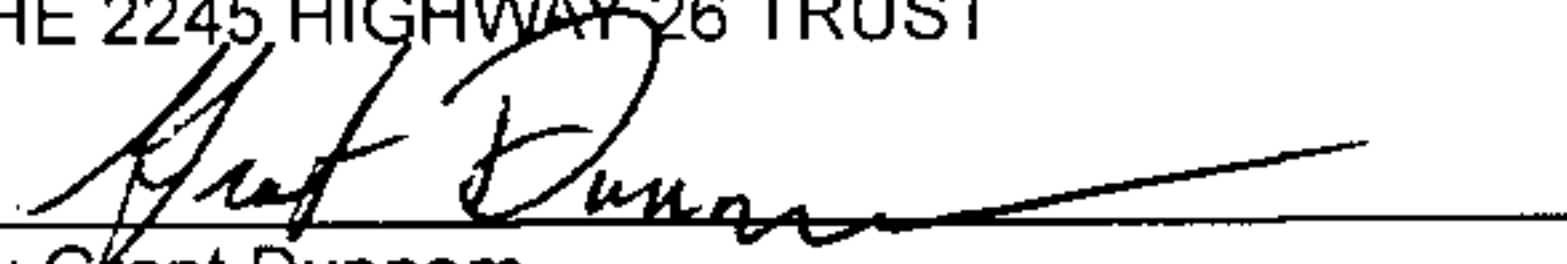
**\$112,917.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 23rd day of April, 2019.

THE 2245 HIGHWAY 26 TRUST

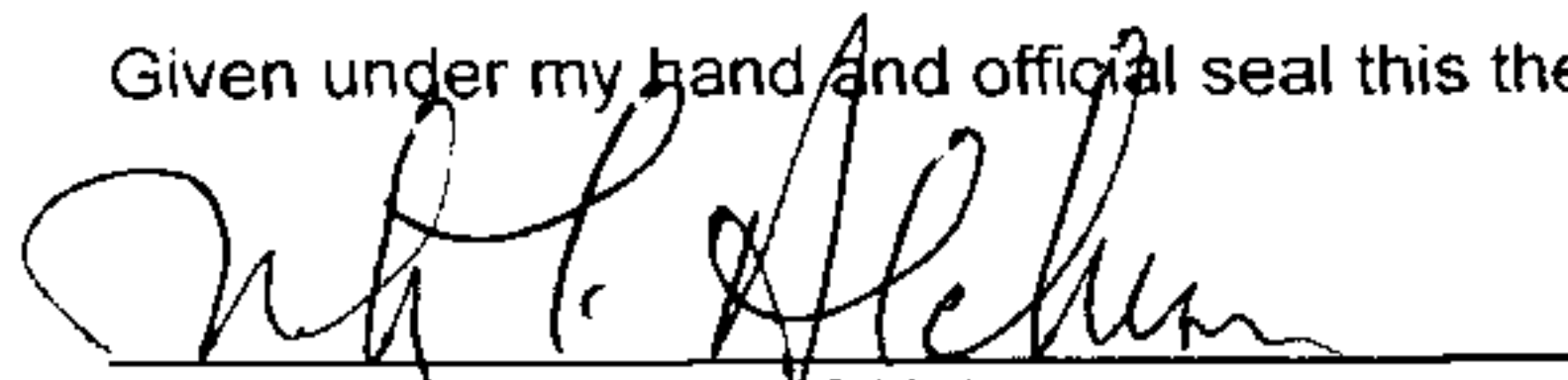
  
By Grant Dunnam  
Trustee

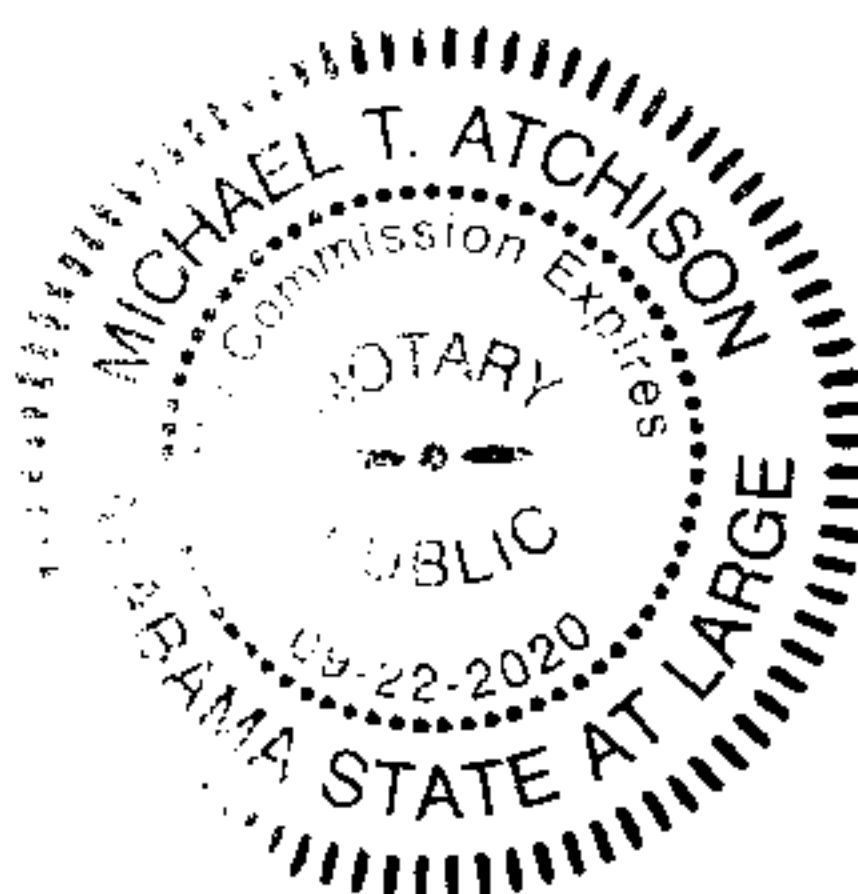
State of Alabama


County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that **Grant Dunnam as Trustee of The 2245 Highway 26 Trust**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of April, 2019.

  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: September 22, 2020




  
20190503000149990 1/3 \$23.50  
Shelby Cnty Judge of Probate, AL  
05/03/2019 04:03:47 PM FILED/CERT

Shelby County, AL 05/03/2019  
State of Alabama  
Deed Tax: \$2.50

## EXHIBIT A - LEGAL DESCRIPTION

COMMENCE AT THE NE CORNER OF THE SW 1/4 OF THE SW 1/4, SECTION 26, TOWNSHIP 20 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 86 DEGREES 52 MINUTES 28 SECONDS WEST, A DISTANCE OF 1339.85 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 131.48 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 790.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 134.31 FEET; THENCE NORTH 89 DEGREES 05 MINUTES 22 SECONDS EAST, A DISTANCE OF 291.24 FEET TO THE APPROXIMATE CENTER OF A DITCH, ALL FURTHER CALLS WILL BE DOWN CENTER OF DITCH UNTIL OTHERWISE NOTED; THENCE SOUTH 15 DEGREES 22 MINUTES 12 SECONDS, A DISTANCE OF 28.83 FEET; THENCE SOUTH 24 DEGREES 46 MINUTES 08 SECONDS WEST, A DISTANCE OF 18.73 FEET; THENCE SOUTH 55 DEGREES 46 MINUTES 20 SECONDS EAST, A DISTANCE OF 17.80 FEET; THENCE SOUTH 78 DEGREES 34 MINUTES 08 SECONDS EAST, A DISTANCE OF 76.69 FEET; THENCE SOUTH 28 DEGREES 18 MINUTES 58 SECONDS EAST, A DISTANCE OF 24.43 FEET; THENCE SOUTH 46 DEGREES 12 MINUTES 41 SECONDS EAST, A DISTANCE OF 29.60 FEET; THENCE SOUTH 55 DEGREES 55 MINUTES 35 SECONDS EAST, A DISTANCE OF 39.05 FEET; THENCE SOUTH 85 DEGREES 42 MINUTES 02 SECONDS EAST, A DISTANCE OF 109.72 FEET; THENCE SOUTH 60 DEGREES 12 MINUTES 28 SECONDS EAST, A DISTANCE OF 42.80 FEET; THENCE SOUTH 18 DEGREES 25 MINUTES 17 SECONDS EAST, A DISTANCE OF 19.16 FEET TO THE RIGHT OF WAY OF SHELBY COUNTY HIGHWAY 56; THENCE SOUTH 89 DEGREES 57 MINUTES 03 SECONDS WEST AND LEAVING SAID CENTER OF DITCH AND ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 233.11 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 576.00 FEET, A CENTRAL ANGLE OF 05 DEGREES 08 MINUTES 27 SECONDS, AND SUBTENDED BY A CHORD WHICH BEARS NORTH 87 DEGREES 38 MINUTES 48 SECONDS WEST, AND A CHORD DISTANCE OF 51.66 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, A DISTANCE OF 51.68 FEET; THENCE NORTH 85 DEGREES 04 MINUTES 35 SECONDS WEST AND ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 33.25 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 976.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 34 MINUTES 15 SECONDS AND SUBTENDED BY A CHORD WHICH BEARS NORTH 83 DEGREES 48 MINUTES 04 SECONDS WEST, AND A CHORD DISTANCE OF 60.82 FEET; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 60.83 FEET; THENCE NORTH 82 DEGREES 01 MINUTES 00 SECONDS WEST AND ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 56.72 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 2024.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 29 MINUTES 57 SECONDS, AND SUBTENDED BY A CHORD WHICH BEARS NORTH 84 DEGREES 49 MINUTES 46 SECONDS WEST, AND A CHORD DISTANCE OF 158.90 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, A DISTANCE OF 158.94 FEET; THENCE NORTH 87 DEGREES 04 MINUTES 45 SECONDS WEST AND ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 14.96 FEET TO THE POINT OF BEGINNING. ALSO KNOWN AS LOT 1, KNOX SUBDIVISION.

ACCORDING TO SURVEY OF RODNEY Y. SHIFLETT, RLS 421784, DATED JANUARY 9, 2013.

  
20190503000149990 2/3 \$23.50  
Shelby Cnty Judge of Probate, AL  
05/03/2019 04:03:47 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 The 2245 Highway 56 Trust  
Mailing Address \_\_\_\_\_

2245 Hwy 56  
Wilsonville, AL 35186

Grantee's Name Patricia Jane McDaniel  
Mailing Address 2245 Highway 56

Wilsonville, AL 35186

Property Address 2245 Highway 56  
Wilsonville, AL 35186

Date of Sale April 23, 2019  
Total Purchase Price \$115,000.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input 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 of 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 April 29, 2019


Print The 2245 Highway 56 Trust

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

  
20190503000149990 3/3 \$23.50  
Shelby Cnty Judge of Probate, AL  
05/03/2019 04:03:47 PM FILED/CERT

Form RT-1