

american title insurance company

BIRMINGHAM, ALABAMA

Shelby County, AL 12/05/2019
State of Alabama
Deed Tax:\$305.00



20191205000449720 1/3 \$333.00
Shelby Cnty Judge of Probate, AL
12/05/2019 10:41:43 AM FILED/CERT

This instrument was prepared by

(Name) Nancy Schilling

(Address) 2616 Millwood Rd. Bham, Ala

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other Consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Opal V. Martin

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Douglas McRoy

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

A parcel of land lying in the NW 1/4; SW 1/4 Section 31 T19S; R2W, and more particularly described as follows:

Starting at the northwest corner of said NW 1/4; SW 1/4; run S 1 degree 30 minutes E for 666.9 feet to an iron marker. Thence run east for 589.9 feet to an iron marker. Thence run N 2 degrees 18 minutes east for 245.5 feet to an iron marker; which is a property corner agreed upon by the three owners whose land surrounds the said corner, which is the point of beginning. Thence run westerly for 40.1 feet to an iron marker. Thence turn 70 degrees 53 minutes right and run N 19 degrees 07 minutes W for 136.2 feet to a point which is 1.0 feet northwest of a chain link fence. Thence turn 87 degrees 31 minutes to the right and run N 68 degrees 24 minutes E, parallel to and 1.0 foot northwest of said chain link fence for 298.2 feet to a point which is 2.0 feet southwest of a building. Thence turn 86 degrees 59 minutes right and run S 24 degrees 37 minutes E and 2.0 feet southwest of, and parallel to said building for 157.8 feet to a point in a fence. Thence turn 94 degrees 30 minutes right and run S 69 degrees 53 minutes W for 276.4 feet to the point of beginning. Said parcel lies in the said NW 1/4; SW 1/4, Section 31, T19S, R2W and contains 1.0 acres, more or less.

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 persons.

IN WITNESS WHEREOF, have hereunto set hands(s) and seal(s), this day of, 19.

(Seal)

x Opal V Martin (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, Undersigned

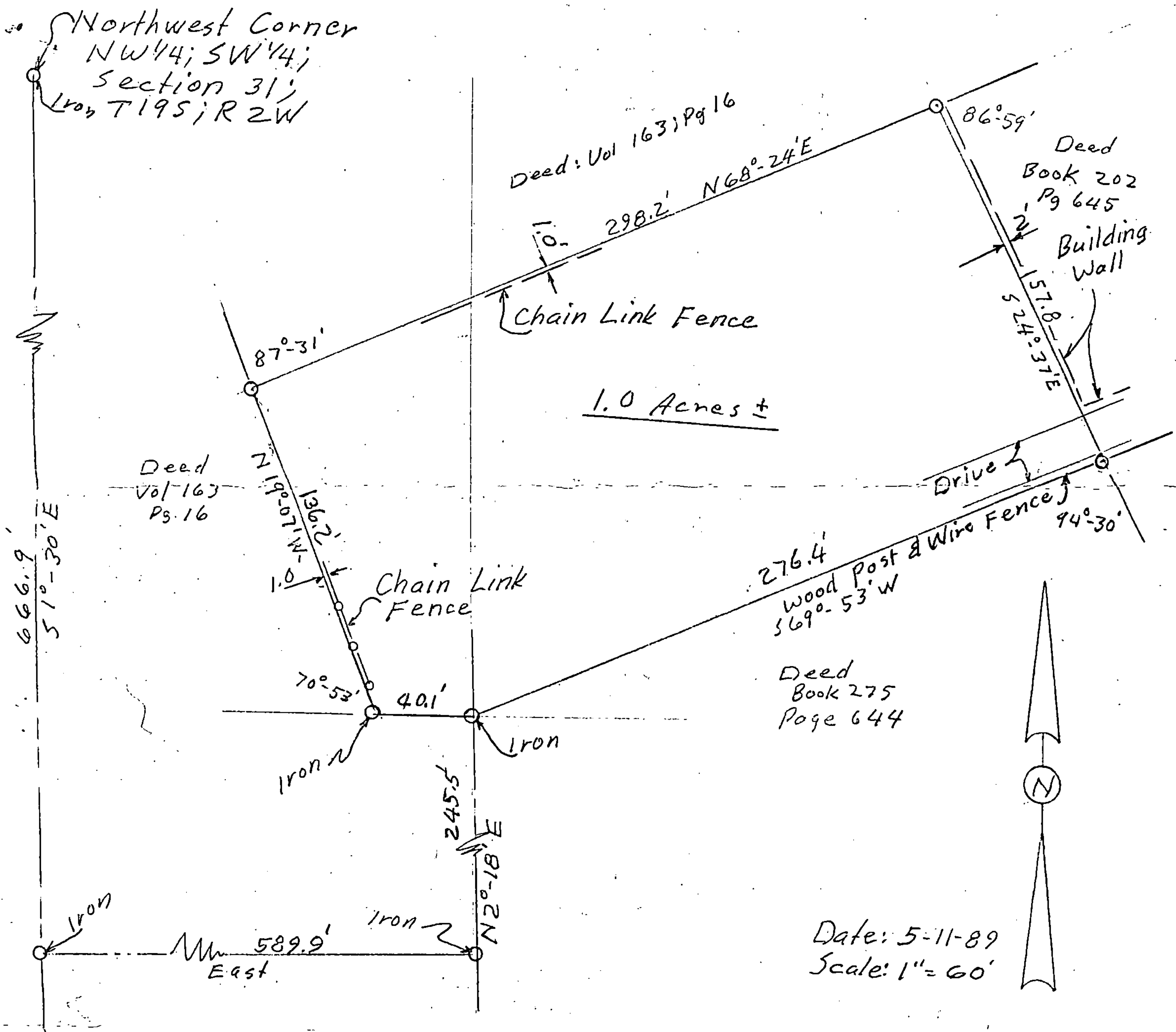
hereby certify that Opal V. Martin, a Notary Public in and for said County, in said State,

whose name is signed to the foregoing conveyance, and is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of March, A. D., 1999

My Commission expires 3-22-2000

Nancy Schilling
Notary Public.



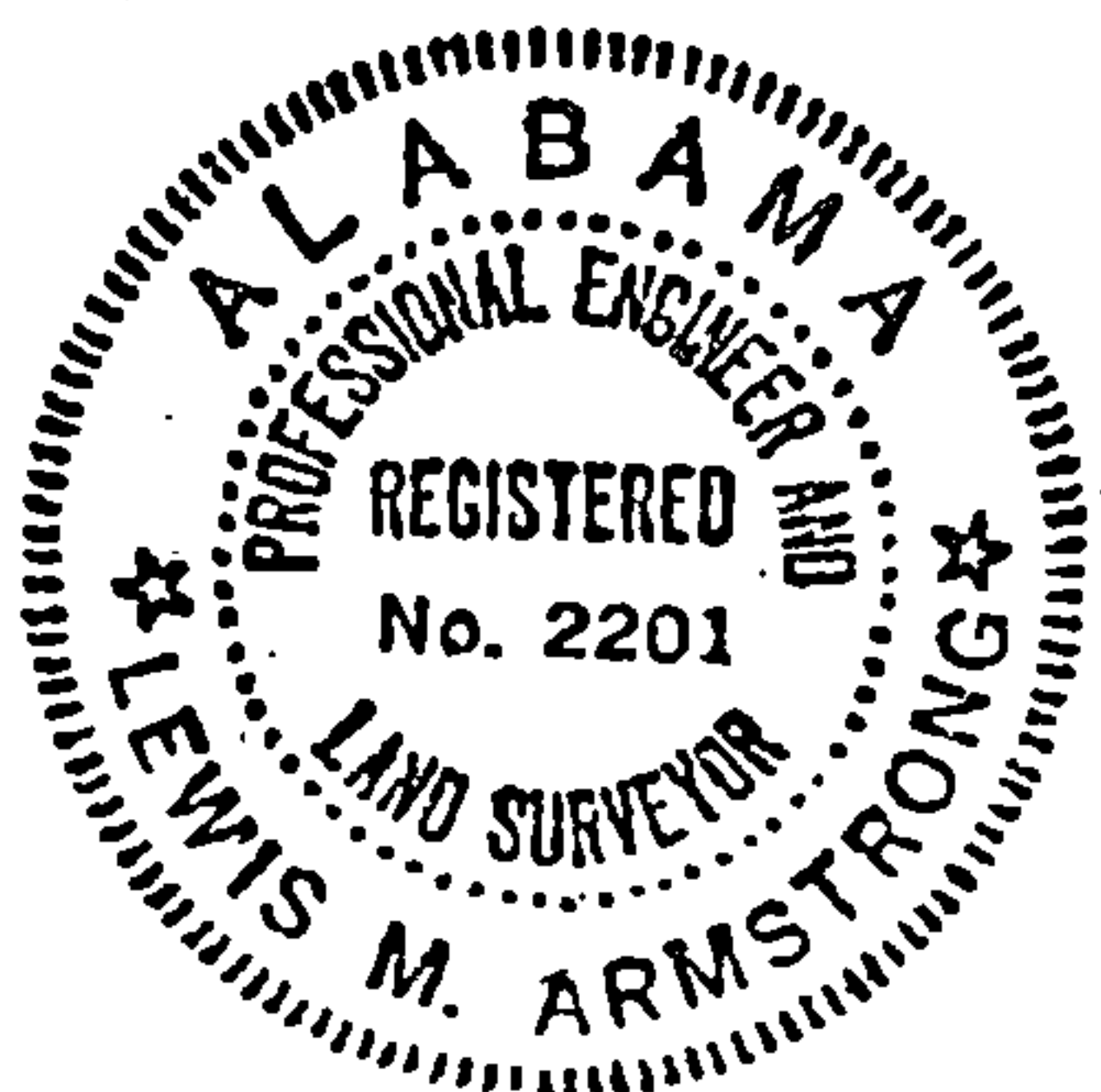
I, Lewis M. Armstrong, a registered Civil Engineer and Land Surveyor in the State of Alabama, do hereby certify that I have made a survey of the above shown parcel of land, a description of which is given below.

Lewis M. Armstrong
Lewis M. Armstrong Reg. No. 2201

A parcel of land lying in the NW $\frac{1}{4}$; SW $\frac{1}{4}$; Section 31; T19S; R2W, and more particularly described as follows:

Starting at the northwest corner of said NW $\frac{1}{4}$; SW $\frac{1}{4}$ run S 1 degree-30 minutes E for 666.9 feet to an iron marker. Thence run east for 589.9 feet to an iron marker. Thence run N 2 degrees-18 minutes east for 245.5 feet to an iron marker, which is a property corner agreed upon by the three owners whose land surrounds the said corner, which is the point of beginning. Thence run westerly for 40.1 feet to an iron marker. Thence turn 70 degrees-53 minutes right and run N 19 degrees-07 minutes W for 136.2 feet to a point which is 1.0 foot northwest of a chain link fence. Thence turn 87 degrees-31 minutes to the right and run N 68 degrees-24 minutes E, parallel to, and 1.0 foot northwest of said chain link fence for 298.2 feet to a point which is 2.0 feet southwest of a building. Thence turn 86 degrees-59 minutes right and run S 24 degrees-37 minutes E and 2.0 feet southwest of, and parallel to, said building for 157.8 feet to a point in a fence. Thence turn 94 degrees-30 minutes right and run S 69 degrees-53 minutes W for 276.4 feet to the point of beginning.

Said parcel lies in the said NW $\frac{1}{4}$; SW $\frac{1}{4}$; Section 31; T19S; R2W, and contains 1.0 acres, more or less.



20191205000449720 2/3 \$333.00
Shelby Cnty Judge of Probate, AL
12/05/2019 10:41:43 AM 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 Opal Martin
Mailing Address 12108 Pelham Pkwy
Pelham

Grantee's Name Douglas McKay
Mailing Address 2182 Pelham Pkwy
Pelham

Property Address 2182 Pelham Pkwy
Pelham

Date of Sale 3/12/99
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 304,900

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).

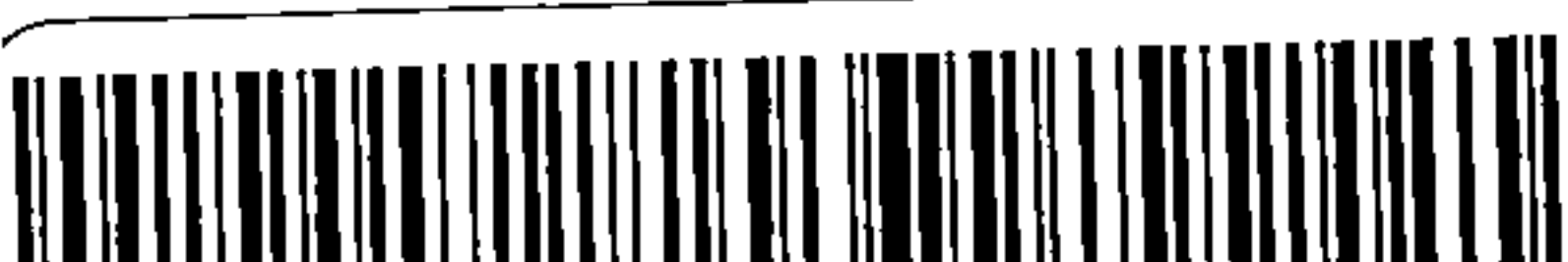
Date 12/5/19

Unattested

Print DOUGLAS M. McRoy

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

verified by)



20191205000449720 3/3 \$333.00
Shelby Cnty Judge of Probate, AL
12/05/2019 10:41:43 AM FILED/CERT

Form RT-1