

5 pages \$24.00
Value 388, 270 \$388.50 Tax
Total \$412.50

PARCEL NO. 16 7 26 0 000 013.000
PARCEL NO. 16 7 35 0 000 002.000

SEND TAX NOTICE TO:
Tom Eli Stevens
3859 South Cove Drive
Mountain Brook, AL 35213

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered on 12-2, 2012, by PATRICIA M. STEVENS, (hereinafter referred to as the "Grantor"), to TOM ELI STEVENS, a married man, (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on October 17, 1983, EXHIBIT "A" Parcel No. 16 7 26 0 000 013.000 was conveyed by Warranty Deed, by John F. Stone, a married man, and Ada Ray Stone, a widow, by and through her attorney in fact, John F. Stone to Patricia M. Stevens, and was recorded on October 26, 1983, Deed Book 350 Pages 879- 881; and

WHEREAS, on August 30, 1974, EXHIBIT "B" Parcel No. 16 7 35 0 000 002.000 was conveyed by Warranty Deed, by Frank W. Perkins and wife, Ella R. Perkins to Patricia M. Stevens, and was recorded on September 3, 1974, Deed Book 288 Page 532; and

WHEREAS, the Grantor desires through this conveyance to transfer her interest in EXHIBIT "A" Parcel No. 16 7 26 0 000 013.000 and EXHIBIT "B" Parcel No. 16 7 35 0 000 002.000 of the real property described herein to the Grantee.

NOW, THEREFORE, in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor hereby grants, bargains, sells and conveys unto the Grantee, TOM ELI STEVENS, in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

EXHIBIT "A"

PARCEL NO. 16 7 26 0 000 013.000 (50 acres)

METES AND BOUNDS: W ½ SE ¼ S OF CO RD 56 SEC26 T20S R1E,
Subject to: Transmissions Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 107, Page 294 in Probate Office.

See Exhibit "A" attached hereto and incorporated by reference herein for legal descriptions

EXHIBIT "B"

PARCEL NO. 16 7 35 0 000 002.000 (20 acres)

METES AND BOUNDS: N ½ NW ¼ NE ¼ OF SEC 35

See Exhibit "B" attached hereto and incorporated by reference herein for legal descriptions

EXHIBIT "A" and EXHIBIT "B" are Subject to:

1. ad valorem taxes for the current year;
2. Right-of-way and easements of record; and
3. All right, title and interest in and to all minerals rights of every kind and character are hereby conveyed, however, the grantor make no warranty as to ownership of same.

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in any way appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises (collectively the "Subject Property").

TO HAVE AND TO HOLD unto the said Grantee, and to his heirs, successors, executors, administrators and assigns forever.

And said Grantor hereby covenants and agrees with said Grantee, his heirs, executors, administrators and assigns, that Grantor will warrant and defend the Subject Property against the lawful claims (unless otherwise noted above) of all persons claiming by or through the Grantor, but not otherwise.

The Grantor intends by the execution of this conveyance to vest title to the Subject Property in Grantee, TOM ELI STEVENS.

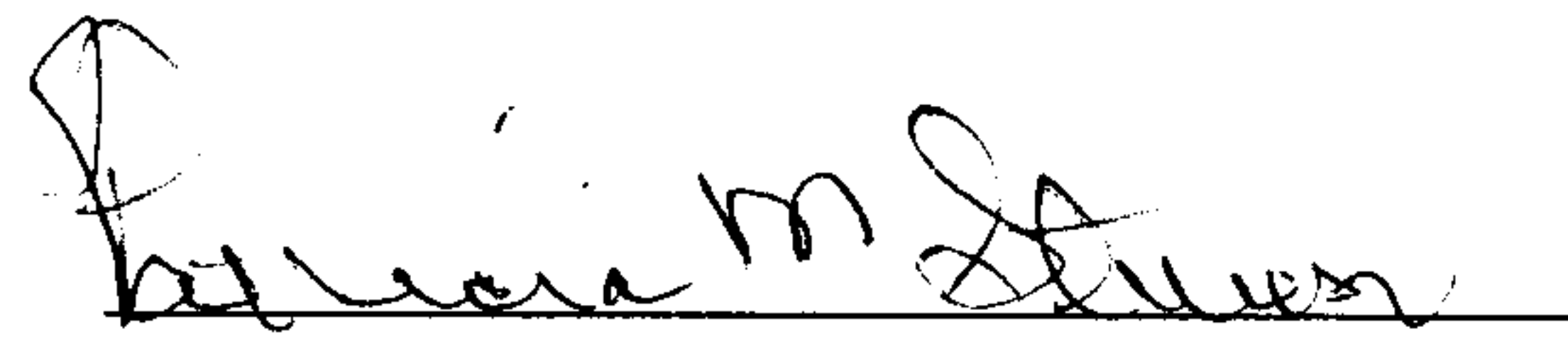
THE SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR AS DEFINED AND USED IN ALABAMA CODE SECTIONS 6-10-2 AND 6-10-3 (1975) AS AMENDED.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on

12-21, 2012.



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Shelby Cnty Judge of Probate, AL
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PATRICA M. STEVENS

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

GENERAL ACKNOWLEDGMENT


I, the undersigned Notary Public in and for said County in said State, hereby certify that PATRICIA M. STEVENS, 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, she, in such capacity, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on December 21, 2012.

Loretta S. Calan

Notary Public

My Commission Expires: 6/15/2013


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THIS INSTRUMENT PREPARED (WITHOUT
THE BENEFIT OF A TITLE SEARCH) BY:

Nancy C. Hughes
Hughes & Scalise, PC
600 Luckie Drive, Suite 310
Birmingham, AL 35223
(205) 871-0300

EXHIBIT "A"

A tract of land in Section 26, Township 20 South, Range 1 East, described as: All of the NW 1/4 of the SE 1/4 of Section 26, Township 20 South, Range 1 East, South of Shelby County Highway No. 56, more particularly described as: Begin at the Southwest corner of the NW 1/4 of the SE 1/4, Section 26, Township 20 South, Range 1 East, thence run North along the West line of said 1/4-1/4 section a distance of 47.22 feet to the centerline of Shelby County Highway No. 56; thence turn an angle of 62 deg. 29 min. 51 sec. to the right and run along the centerline of said Hwy. the following angles and distances, a distance of 147.53 feet; thence turn an angle of 2 deg. 51 min. 26 sec. to the left and run a distance of 204.36 feet; thence turn an angle of 1 deg. 25 min. 46 sec. to the left and run a distance of 151.72 feet; thence turn an angle of 1 deg. 54 min. 00 sec. to the right and run a distance of 92.15 feet; thence turn an angle of 5 deg. 58 min. 10 sec. to the right and run a distance of 66.79 feet; thence turn an angle of 13 deg. 18 min. 51 sec. to the right and run a distance of 56 feet; thence turn an angle of 2 deg. 17 min. 16 sec. to the right and run a distance of 81.09 feet; thence turn an angle of 19 deg. 56 min. 18 sec. to the right and run a distance of 79.75 feet; thence turn an angle of 8 deg. 04 min. 51 sec. to the left and run 66.72 feet; thence turn an angle of 00 deg. 04 min. 49 sec. to the left and run a distance of 153.14 feet; thence turn an angle of 04 deg. 47 min. 00 sec. to the left and run a distance of 55.56 feet; thence turn an angle of 8 deg 23 min. 05 sec. to the left and run a distance of 59.86 feet; thence turn an angle of 15 deg. 43 min. 48 sec. to the left and run a distance of 57.55 feet; thence turn an angle of 20 deg. 20 min. 46 sec. to the left and run a distance of 78.23 feet; thence turn an angle of 10 deg. 29 min. 40 sec. to the left and run a distance of 68.18 feet; thence turn an angle of 6 deg. 51 min. 43 sec. to the left and run a distance of 56.54 feet; thence turn an angle of 9 deg. 25 min. 03 sec. to the left and run a distance of 43.86 feet; thence turn an angle of 7 deg. 42 min. 36 sec. to the left and run a distance of 55 feet; thence turn an angle of 7 deg. 12 min. 25 sec. to the left and run a distance of 95.89 feet; thence turn an angle of 87 deg. 26 min. 08 sec. to the right and run a distance of 31.20 feet to the East line of said NW 1/4 of the SE 1/4; thence turn an angle of 90 deg. 00 min. right and run South along the East line of said 1/4-1/4 Section a distance of 758.24 feet; thence turn an angle of 90 deg. 09 min. 43 sec. to the right and run West along the South line of said 1/4-1/4 section a distance of 1352.88 feet to the point of beginning; being situated in the NW 1/4 of the SE 1/4, Section 26, Township 20 South, Range 1 East, Shelby County, Alabama.



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EXHIBIT "B"

The SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 26, Township 20 South, Range 1 East. The N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 35, Township 20 South, Range 1 East.

There is excepted from the warranty herein made any boundary line dispute on the Western boundary of the property conveyed above.

There is excepted herefrom an undivided 45% interest in all minerals of every kind or character or gas, oil or petroleum products.



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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 Patricia M. Stevens
Mailing Address 3161 Guilford Road
Birmingham, AL 35223

Grantee's Name Tom Eli Stevens
Mailing Address 3859 South Cove Drive
Mountain Brook, AL 35213

Property Address 2810 County Road 56
Wilsonville, AL 35186

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ \$388,270



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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 ☐ Tax Records

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 12/21/12

Print Patricia M Stevens

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1