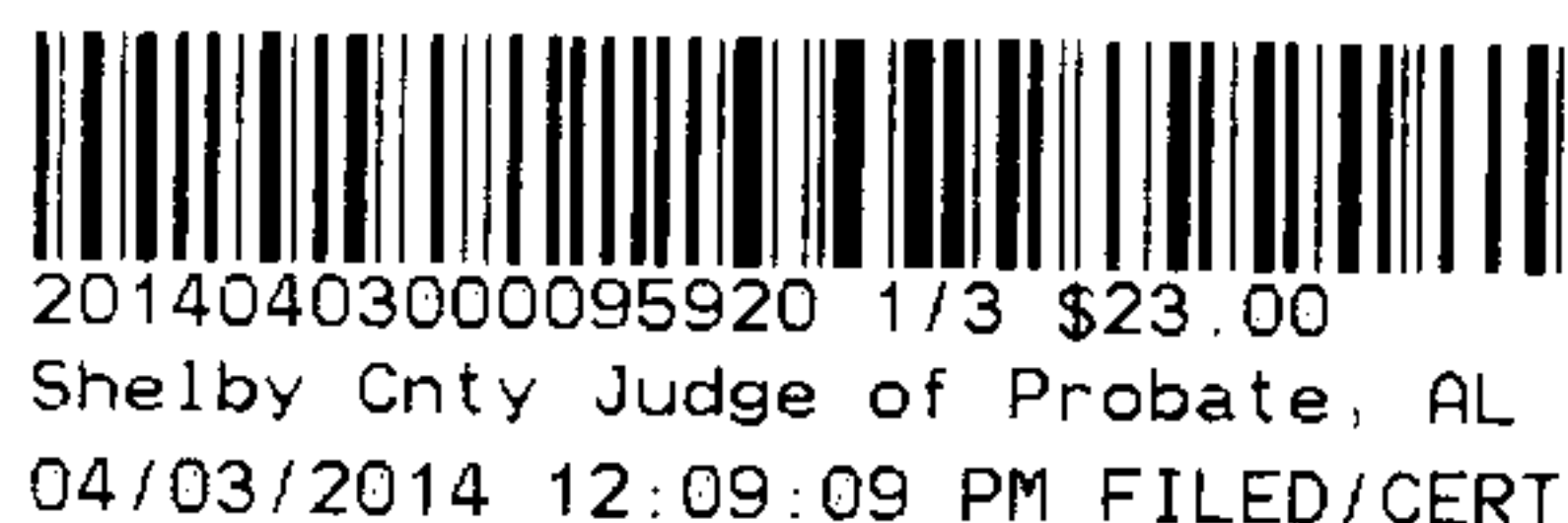


This document prepared by:
Stuart Y. Johnson
Stuart Y. Johnson, LLC
4 Office Park Cir., Ste. 106
Birmingham, AL 35223



Send Tax Notice To:
Lanita Landman
1216 Old Cahaba Trace
Helena, AL 35080

GENERAL WARRANTY DEED

Mortgage amt: \$148,265.00

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of the sum of One Hundred Fifty-One Thousand and No/100 Dollars (\$151,000.00) to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, CARLIN B. TAYLOR, a single man (herein referred to as GRANTOR(S)), does hereby grant, bargain, sell and convey unto LANITA LANDMAN (herein referred to as GRANTEE(S)), the following described real estate situated in SHELBY County, Alabama:

Lot 342, according to the Survey of Old Cahaba Oak Ridge Sector, Second Addition, as recorded in Map Book 27, Page 52, in the Probate Office of Shelby County, Alabama.

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

(\$148,265.00) of the above referenced consideration is from a purchase mortgage loan closed simultaneously with this deed.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. All matters of public record including but not limited to easements, restrictions, covenants, set back lines, rights-of-way, and limitations, if any;
2. Subject to 2014 Property Taxes and subsequent years which are not yet due and payable;
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights;
4. Building and setback lines of 15 feet as recorded in Map Book 27, Page 52, in the Probate Office of Shelby County, Alabama;
5. Covenants, conditions and restrictions (deleting therefrom restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin) as set forth in Instrument Nos. 2000-2887, 2000-31294 and 2000-17453 recorded in said probate office;
6. Right of Way to Shelby County as recorded in Deed Book 165, Page 331; Deed Book 155, Page 425 and Lis Pendens Book 2, Page 165 in said Probate Office;
7. Transmission line permits granted Alabama Power Company recorded in Deed Book 247, page 853; Deed Book 131, Page 447 and Deed Book 139, Page 238 in said probate office;
8. Agreement between L&N Railroad Company and Wadsworth Red-Ash Coal Co. as recorded in Deed Book 47, page 230;

Shelby County, AL 04/03/2014
State of Alabama
Deed Tax: \$3.00

9. Agreement and covenants relating to roadway easement as recorded in Real Book 133, Page 277 in said probate office;
10. Easement agreement recorded in Inst. No. 1999-23334 in said probate office;
11. Timber deed recorded in Inst. No. 1997-28869 in said probate office.

And I/we do for myself/ourselves and for my/our executor and administrator covenant with said GRANTEE(S), their heirs and assigns, that I/we are lawfully seized in fee simple of said premises, that the said premises are free from all encumbrances, unless otherwise noted above, that I/we have a good right to sell and convey same as aforesaid, and that I/we will and my/our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 1st day of April, 2014.

GRANTOR(S):

Carlin B Taylor
BY: CARLIN B. TAYLOR

Karen T Barnett
BY: KAREN T. BARNETT AS ATTORNEY
IN FACT FOR CARLIN B. TAYLOR

STATE OF ALABAMA)
Jefferson COUNTY)

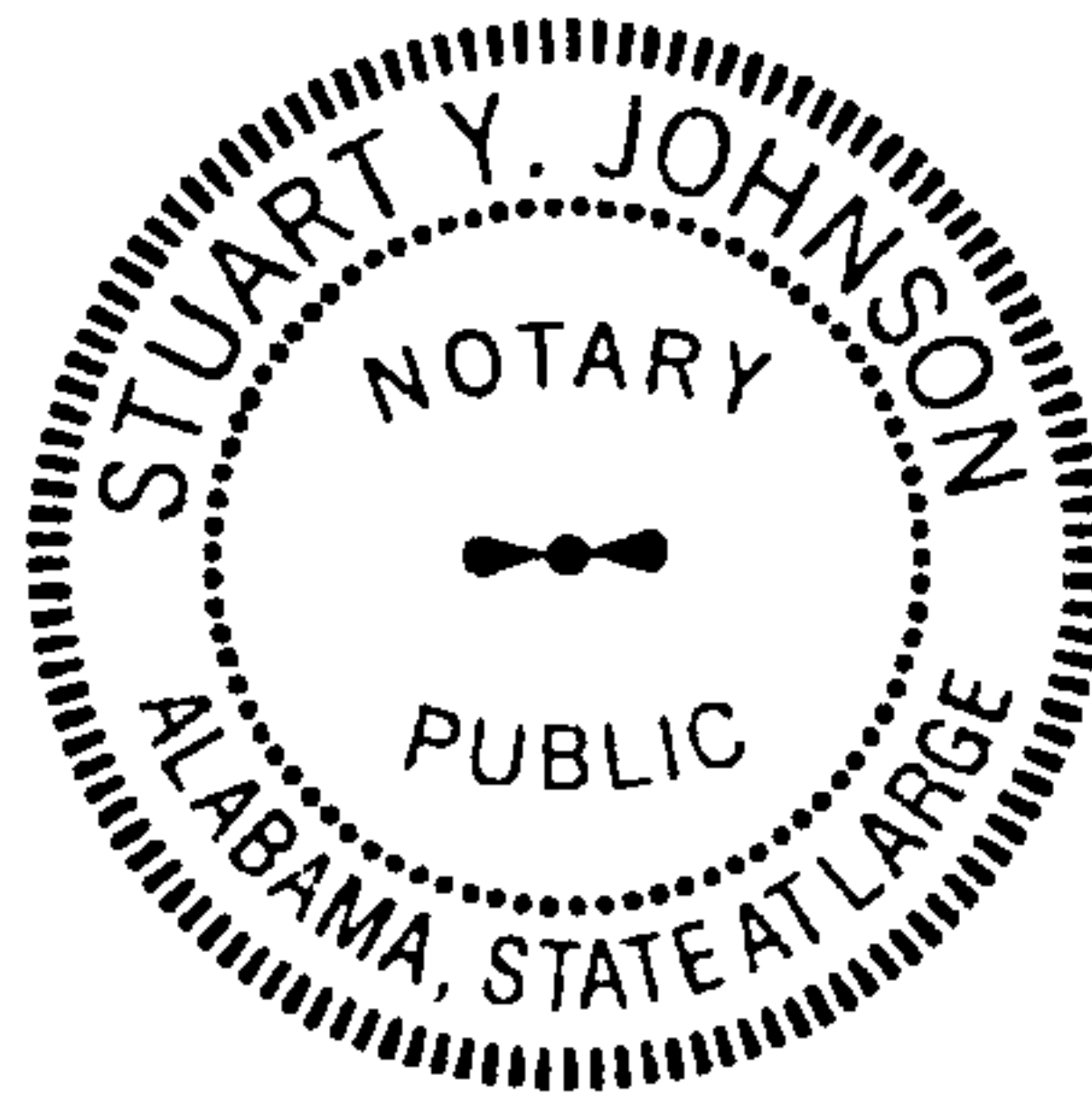
I, Stuart Y. Johnson, a Notary Public in and for said County, and in said State, hereby certify that KAREN T. BARNETT, whose name as Attorney in Fact for CARLIN B. TAYLOR, under that certain Durable Power of Attorney recorded on 4-3-2014 in Instr. # 20140403000095912 in the Probate Office of Shelby County, Alabama, is signed to the foregoing instrument and who is/are known to me, acknowledged before me on this day that being informed of the contents of the instrument, she, in her capacity as such Attorney in Fact, executed the same voluntarily for and as the act of CARLIN B. TAYLOR on the day the same bears date.

Given under my hand and seal this 1st day of April, 2014.

Stuart Y. Johnson
NOTARY PUBLIC: Stuart Y. Johnson

My commission expires: 3/6/15

SEAL



20140403000095920 2/3 \$23.00
Shelby Cnty Judge of Probate, AL
04/03/2014 12:09:09 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 Carlin B. Taylor
Mailing Address 334 Oak Leaf Circle
Hoover, AL 35244

Grantee's Name Lanita Landman
Mailing Address 1216 Old Cahaba Trace
Helena, AL 35080

Property Address 1216 Old Cahaba Trace
Helena, AL 35080

Date of Sale 4.1.14
Total Purchase Price \$ 151,000.00

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 - 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

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 4.1.14

Print STUART Y. JOHNSON

☒ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1