


PARCEL ID# 36-2-03-2-003-006.001

SEND TAX
Jackie N. Spinks, Jr.
134 Wilderwood Road
Montevallo, AL 35115

THIS INSTRUMENT WAS PREPARED BY:
Dewayne N. Morris, Attorney at Law
2131 Third Avenue North, Birmingham, Alabama 35203


20140605000169510 1/3 \$22.50
Shelby Cnty Judge of Probate, AL
06/05/2014 08:04:10 AM FILED/CERT

STATE OF ALABAMA)
)
SHELBY COUNTY) **STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twenty-Five Thousand and no/100 (\$25,000.00) Dollars, of which \$22,500.00 is being paid by the execution of a purchase money mortgage of even date herewith, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **EvaBank, an Alabama bank**, (herein referred to as Grantor) does by these presents, grant, bargain, sell and convey unto **JACKIE N. SPINKS, JR.**, (herein referred to as Grantee), the following described real estate located in Shelby County, Alabama:

A part of the SW 1/4 of the NW 1/4 of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, described as follows: Commence at the SW corner of said 1/4 - 1/4 Section and run E along the S line of said 1/4 - 1/4 Section a distance of 349.32 feet; thence turn an angle of 100°19' to the left and run a distance of 146.0 feet to the point of beginning of the lot herein described; thence continue along the same bearing a distance of 150.0 feet; thence turn an angle of 81° 32' to the right and run a distance of 100 feet; thence turn an angle of 98°28' to the right and run a distance of 150.0 feet; thence turn an angle of 81°32' to the right and run a distance of 100 feet to the point of beginning.

LESS & EXCEPT:

Commencing at the SW corner of the SW 1/4 of the NW 1/4, Section 3, Township 24 North, Range 12 East; thence northerly along the W line of said SW 1/4 of the NW 1/4 a distance of 205 feet, more or less, to the present SE right-of-way line of Alabama Highway No. 25; thence northeasterly along said present SE right-of-way line, a distance of 310 feet, more or less, to the W line of the property herein to be conveyed and the point of beginning; thence continue northeasterly along said present SE right-of-way line a distance of 102 feet, more or less, to the E property line; thence southerly along said E property line, a distance of 16 feet, more or less, to a point that is 55 feet, southeasterly of and at right angles to the centerline of Project No. S-44(8); thence S 73°32'33" W parallel with the centerline of said project, a distance of 90 feet, more or less, to a point that is 55 feet southeasterly of and at right angles to the centerline of said project at Station 10+00; thence westerly along a line (which if extended would intersect at a point that is 40 feet southeasterly of and at right angles to the centerline of said project at Station 9+50), a distance of 14 feet, more or less, to the W property line; thence northerly along said W line a distance of 13 feet, more or less, to the point of beginning. Lying and being situated in Shelby County, Alabama.

Property Address: 4074 Highway 25, Montevallo, AL 35115

Shelby County, AL 06/05/2014
State of Alabama
Deed Tax: \$2.50

This conveyance is made subject to matters of survey and other matters of record, if any.

Grantor: EvaBank, 1710 Cherokee Ave. SW, Cullman, AL 35055

Grantee: Jackie N. Spinks, Jr., 134 Wilderwood Road, Montevallo, AL 35115

Date of Sale: May 14, 2014

TO HAVE AND TO HOLD, to the said Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, EvaBank, an Alabama bank, by Phillip Crumbley, President who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14th day of May, 2014.

EVABANK

By: _____

Phillip Crumbley, President

STATE OF ALABAMA)

COUNTY OF CULLMAN)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Phillip Crumbley, whose name as President of EvaBank 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, as such officer and with full authority, executed the same voluntarily for and as the act of EvaBank.

Given under my hand and official seal, this the 14th day of May, 2014.

Hazel Drake Jones
NOTARY PUBLIC,
My Commission Expires: 3-11-15



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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 EvaBank
Mailing Address 1710 Cherokee Ave SW
Cullman, AL 35055

Grantee's Name Jackie N Spinks, Jr.
Mailing Address 134 Wilderwood Road
Montevallo, AL 35115

Property Address 4074 Highway 25
Montevallo, AL 35115

Date of Sale 05/14/2014

Total Purchase Price \$ 25,000.00

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 :



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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 5/14/2014

Print Phillip Cumberley

Unattested

Shelly Weldon
(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1