

**THIS INSTRUMENT WAS PREPARED BY  
AND AFTER RECORDING RETURN TO:**

Brandon P. Owen  
Alabama Power Company  
600 N 18<sup>th</sup> Street  
Birmingham, Alabama 35203

**SEND TAX NOTICE TO:**

Alabama Power Company  
P. O. Box 2641  
Birmingham, Alabama 35291

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of **Three Hundred Thousand and 00/100 (\$300,000.00)** and other good and valuable consideration in hand paid to **Ann K. Warren, a widow and sole owner** (hereinafter referred to as "Grantor"), the receipt whereof is hereby acknowledged, Grantor does grant, bargain, sell and convey, unto **Alabama Power Company**, an Alabama corporation ("Grantee"), the real property described on **Exhibit A** hereto, together with all improvements thereto and all easements and other appurtenances thereto.

**TO HAVE AND TO HOLD** to the Grantee, its successors and assigns forever.

And said Grantor does for himself, his heirs, personal representatives, successors and assigns, covenant with said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances except as herein stated, that they have a good right to sell and convey the same as aforesaid, and that they will and their successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.


The property described in Exhibit A does not constitute the homestead of Grantor or any other person.

**IN WITNESS WHEREOF**, said Grantor, has caused this deed to be executed and delivered as of the 17<sup>th</sup> day of December, 2014.

**GRANTORS:**

Ann K. Warren

*Ann K. Warren*

  
20141217000396160 1/5 \$326.00  
Shelby Cnty Judge of Probate, AL  
12/17/2014 01:07:22 PM FILED/CERT

Shelby County, AL 12/17/2014  
State of Alabama  
Deed Tax: \$300.00

STATE OF ALABAMA  
COUNTY OF SHELBY

I, BRANDON P. OWEN, a Notary Public in and for said County in said State, hereby certify that Ann K. Warren, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument are executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal this the 17<sup>th</sup> day of DECEMBER, 2014.



\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: 8/1/15



20141217000396160 2/5 \$326.00  
Shelby Cnty Judge of Probate, AL  
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**EXHIBIT "A"****To General Warranty Deed**

**Boundary Description  
Shelby County, Alabama  
Township 21 South, Range 03 West  
Section 23**

A parcel of land located in a portion of the South 1/2 of the Northwest 1/4 of Section 23, Township 21 South, Range 03 West of Shelby County, Alabama, more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 23, marked by a found 1/2 inch crimped pipe; thence South 89°07'10" East a distance of 441.35 feet along the north line of the South 1/2 of the Northwest 1/4 of said Section 23 to a set 1 1/2 inch capped iron pipe stamped "APCO" over a found 1/2 inch rebar, said point being the Point of Beginning of the hereinafter described parcel; thence South 89°05'32" East a distance of 881.93 feet along the north line of the South 1/2 of the Northwest 1/4 of said Section 23 to a point on the westerly right-of-way line of Alabama State Highway #119, marked by a set 1 1/2 inch capped iron pipe stamped "APCO" over a found 1/2 inch rebar; thence southerly a chord bearing of South 03°04'50" West and a chord distance of 228.88 feet along the westerly right-of-way line of said road along a non-tangential curve concave to the east (curve to the left) having a radius of 1949.75 feet to a set 1 1/2 inch capped iron pipe stamped "APCO" over a found 1/2 inch rebar; thence North 89°08'37" West a distance of 878.32 feet to a set 1 1/2 inch capped iron pipe stamped "APCO" over a found 1/2 inch rebar; thence North 02°10'19" East a distance of 229.56 feet to the point of beginning.

Said parcel containing 4.62 acres, more or less.


Said parcel is subject to a portion of an existing 30 foot wide Plantation Pipe Line easement.

**Less & Except:**

A portion of land located in a portion of the South 1/2 of the Northwest 1/4 of Section 23, Township 21 South, Range 03 West of Shelby County, Alabama, more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 23, marked by a found 1/2 inch crimped pipe; thence South 89°07'10" East a distance of 441.35 feet along the north line of the South 1/2 of the Northwest 1/4 of said Section 23 to a set 1 1/2 inch capped iron pipe stamped "APCO" over a found 1/2 inch rebar; thence South 89°05'32" East a distance of 881.93 feet along the north line of the South 1/2 of the Northwest 1/4 of said Section 23 to a point on the westerly right-of-way line of Alabama State Highway #119, marked by a set 1 1/2 inch capped iron pipe stamped "APCO" over a found 1/2 inch rebar; thence southerly a chord bearing of South 03°04'50" West and a chord distance of 228.88 feet along the westerly right-of-way line of said road along a non-tangential curve concave to the east (curve to the left) having a radius of 1949.75 feet to a set 1 1/2 inch capped iron pipe stamped "APCO" over a found 1/2 inch rebar; thence North 89°08'37" West a distance of 89.57 feet to a point on an existing wooden fence, said point being the Point of Beginning of the hereinafter described portion of land; thence continue North 89°08'37" West a distance of 788.75 feet to a set 1 1/2 inch capped iron pipe stamped "APCO" over a found 1/2 inch rebar; thence North 02°10'19" East a distance of 8.49 feet to a point; thence South 88°37'56" East a distance of 1.23 feet to an existing chain-link fence corner post; thence along said fence line the following chord bearings and chord distances:

South 88°37'56" East a distance of 57.45 feet to a point;  
South 89°31'32" East a distance of 40.00 feet to a point;  
South 88°40'26" East a distance of 146.38 feet to a point;  
South 88°56'26" East a distance of 218.18 feet to a point;  
South 89°03'13" East a distance of 325.50 feet

  
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to a point of intersection with said wood fence; thence along said wood fence South 02°35'42" West a distance of 5.75 feet to the point of beginning.

Said portion of land containing 0.12 acres, more or less.

Said portion of land is subject to a portion of an existing 30 foot wide Plantation Pipe Line easement.

All bearings based on Alabama State Plane West Zone Grid North.

Situated, lying, and being in Shelby County, Alabama.

(Property herein described does not constitute any portion of the grantors' homesteads.)



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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 Ann K. WARREN
Mailing Address 140 TALL TIMBER RD
ALABASTER, AL 35007

Grantee's Name ALABAMA POWER COMPANY
Mailing Address P.O. Box 2641
BIRMINGHAM, AL 35291

Property Address 7953 Hwy 119 S
ALABASTER, AL 35007

Date of Sale 12/17/14
Total Purchase Price \$ 300,000.00
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 (checked)
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 12/17/14

Print H. WADE PUGH

Unattested [Signature] (verified by)

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