

This instrument was prepared by:

Mary Stewart Nelson, Esq.
400 Century Park South, #224
Birmingham, Alabama 35226

Sent Tax Notices to:

Gloria Nelson
508 Laurel Creek Drive
Leeds, AL 35094

State of Alabama
County of Shelby

20161003000361510
10/03/2016 02:47:08 PM
DEEDS 1/4

GENERAL WARRANTY DEED

Know All Men by These Presents: That in consideration of **TEN AND NO/100 DOLLARS (\$10.00)** to the undersigned Grantor (whether one or more), in hand paid by the Grantees herein, the receipt of which is acknowledged, I, Wright Homes Inc., an Alabama corporation (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Gloria Nelson, an unmarried woman, (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A for Legal Description

Parcel ID: 04-3-08-0-000-002.004

Property Address: 508 Laurel Creek Drive, Leeds, AL 35094

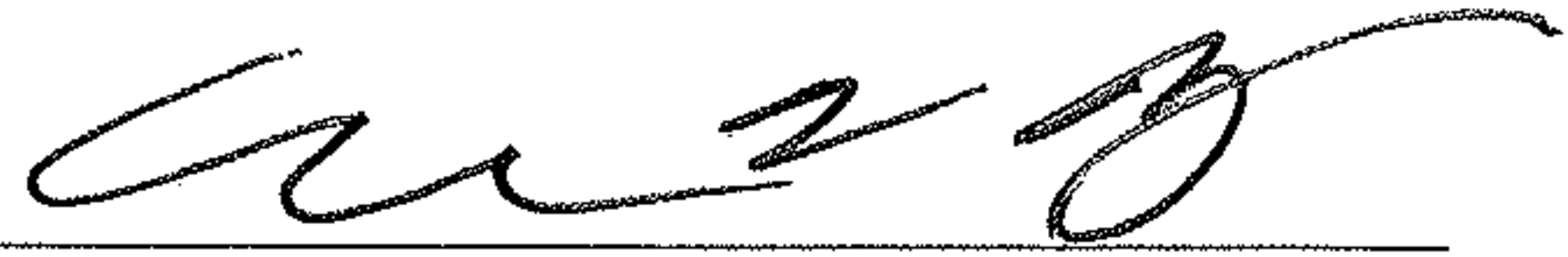
Subject to:

- (1) Taxes or assessments for the year 2016 and subsequent years not yet due and payable;
- (2) Mineral and mining rights not owned by the Grantor
- (3) All easements, restrictions, covenants, boundary lines, and rights of way of record

Be it known that \$119,300.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

The Grantor covenants and agrees with the Grantees that it is seized of an indefeasible estate in fee simple of said property, and that the Grantor has the lawful right to sell and convey the same in fee simple; that the grantor is executing this Deed in accordance with the Articles of Incorporation and Bylaws of Wright Homes Inc., which have not been modified or amended; that the property is free from encumbrances, and that the Grantor and that its successors and assigns shall warrant and defend the same to the Grantees, his, her or their heirs and assigns, against the lawful claims and demands of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 30th day of September, 2016.



Wright Homes Inc.

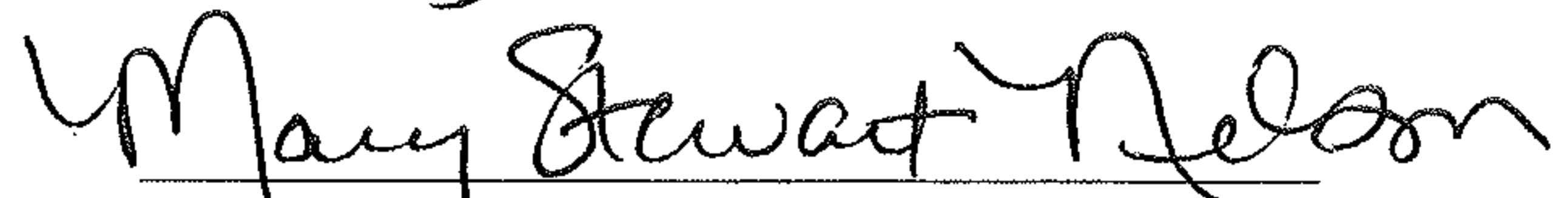
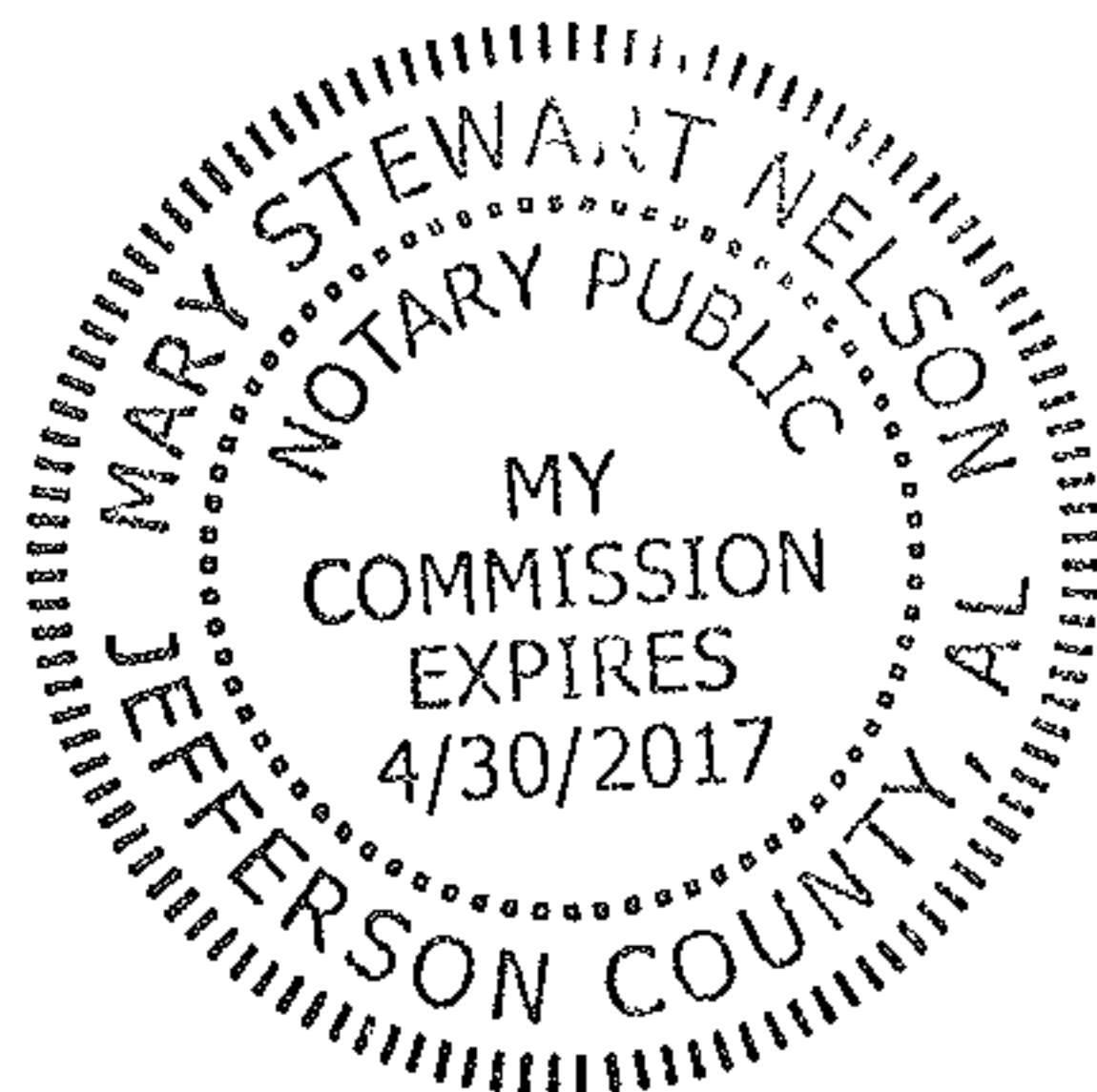
By:

Title: Richard Wright, President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Richard Wright, who serves as the President and is acting on behalf of Wright Homes Inc. 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, as such officer and with full authority, he executed the same voluntarily and as the act of said entity, on the day the same bears date.

Given under my hand and official seal this the 30th day of September, 2016.



Notary Public

My Commission Expires: 4/30/17

EXHIBIT A

Commence at the SW corner of the NE ¼ of Section 8, Township 18 South, Range 1 East, Shelby County, Alabama, North 00 degrees 35 minutes 05 seconds East for a distance of 187.98 feet to the point of beginning; thence North 00 degrees 34 minutes 12 seconds East for a distance of 418.02 feet; thence South 89 degrees 25 minutes 48 seconds East for a distance of 340.01 feet; thence South 29 degrees 29 minutes 32 seconds West for a distance of 90.83 feet; thence South 60 degrees 36 minutes 28 seconds East for a distance of 99.80 feet; thence South 29 degrees 23 minutes 32 seconds West for a distance of 121.44 feet; thence South 00 degrees 34 minutes 20 seconds West for a distance of 208.71 feet; thence South 89 degrees 25 minutes 40 seconds East for a distance of 69.53 feet; thence South 00 degrees 34 minutes 20 seconds West for a distance of 107.57 feet; thence South 34 degrees 00 minutes 20 seconds West for a distance of 94.80 feet; thence North 42 degrees 40 minutes 42 seconds West for a distance of 83.06 feet; thence North 61 degrees 33 minutes 44 seconds West for a distance of 322.64 feet to the point of beginning.

Also a varying width easement for ingress and egress described to-wit: from ½" rebar at the NW corner of the aforescribed parcel of land, being the point of beginning of herein described varying width easement, run thence East along the North boundary of aforescribed parcel of land a distance of 30.0 feet; thence turn 90 degrees 59 minutes 52 seconds left and run 543.88 feet thence turn 66 degrees 07 minutes 53 seconds right and run 248.70 feet; thence turn 01 degrees 58 minutes 52 seconds right and run 320.04 feet; thence turn 20 degrees 48 minutes 00 seconds left and run 130.61 feet; thence turn 15 degrees 46 minutes 31 seconds left and run 234.68 feet; thence run 04 degrees 36 minutes 10 seconds left and run 274.64 feet to a point on the South boundary of Shelby County Highway #41 (80 feet ROW) said point being on a curve concave left and having a delta angle of 19 degrees 10 minutes 15 seconds and tangents of 473.25 feet; thence turn 142 degrees 14 minutes 19 seconds left and run a chord distance of 24.49 feet to a 1/2" rebar on said curve boundary; thence turn 37 degrees 45 minutes 41 seconds left and run 254.68 feet to a ½" rebar; thence turn 04 degrees 36 minutes 10 seconds and run 232.00 feet to a ½" rebar; thence turn 15 degrees 46 minutes 31 seconds right and run 125.78 feet to a ½" rebar; thence turn 20 degrees 48 minutes 00 seconds right and run 317.55 feet to a ½" rebar; thence turn 01 degrees 58 minutes 52 seconds left and run 275.12 feet to a 5/8" rebar; thence turn 66 degrees 07 minutes 53 seconds left and run 546.49 feet to the point of beginning of herein described varying width easement for ingress and egress.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Wright Homes
Mailing Address PO Box 429
McCalla AL 35111

Grantee's Name Gloria Nelson
Mailing Address 508 Laurel Creek Dr.
Leeds AL 35094

Property Address 508 Laurel Creek Dr
Leeds, AL
35094

Date of Sale 9-30-16
Total Purchase Price \$ 187,166.00
or
Actual Value \$ _____

20161003000361510 10/03/2016 02:47:08 PM Assessor's Market Value \$ _____

DEEDS 4/4

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 9-30-16

Print Mary Stewart Nelson
Sign Mary Stewart Nelson
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/03/2016 02:47:08 PM
S92.00 CHERRY
20161003000361510

[Signature]

Form RT-1