

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-16-23269

Send Tax Notice To: Edwin B. Lumpkin, Jr.
100 Metro Parkway
Pelham AL 35124



20161004000363470 1/3 \$167.00
Shelby Cnty Judge of Probate, AL
10/04/2016 01:38:25 PM FILED/CERT

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Forty Six Thousand Dollars and No Cents (\$146,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Central State Bank**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Edwin B. Lumpkin, Jr.**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by David P. Downs
its Executive Vice President who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of September, 2016.

Central State Bank

By: David P. Downs
As: Executive Vice President

State of Alabama

County of Shelby

I, Carlene R. Hadaway a Notary Public in and for said County in said State, hereby certify that David P. Downs as Exec. V. P. of Central State Bank 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 27th day of September, 2016.

Carlene R. Hadaway
Notary Public, State of Alabama

My Commission Expires: _____

MY COMMISSION EXPIRES DECEMBER 10, 2017

Shelby County, AL 10/04/2016
State of Alabama
Deed Tax: \$146.00

EXHIBIT "A"
LEGAL DESCRIPTION

That parcel located in the Southwest Quarter of Section 22, Township 22 South, Range 2 West, Shelby County, Alabama, more particularly described as:

Commence at the southeast corner of Block 197 of Dunstan's Map of Calera, recorded in the Office of the Judge of Probate of Shelby County, Alabama, said point being a ½ inch rebar and cap; thence North 90 degrees 00 minutes 00 seconds West along the South line of said block for 190.20 feet to a 5/8 inch rebar and cap, "CA 845 LS", said point being the POINT OF BEGINNING; thence leaving said South line, a deflection angle right of 88 degrees 32 minutes 42 seconds for 149.99 feet to a 5/8 inch rebar and cap, "CA 845 LS"; thence an interior angle right of 271 degrees 25 minutes 19 seconds for 82.02 feet to a 5/8 inch rebar and cap, "CA 959 LS"; to the West right of way of Foundry Road; thence an interior angle right of 90 degrees 03 minutes 20 seconds for 149.95 feet along said right of way to a 5/8 inch rebar and cap, "CA 959 LS" to the South right of way of Highway 25; thence an interior angle right of 89 degrees 57 minutes 46 seconds for 195.85 feet along said right of way to a 5/8 inch rebar and cap, "CA 845 LS"; thence an interior angle right, leaving said right of way of 88 degrees 33 minutes 58 seconds for 299.99 feet to a 5/8 inch rebar and cap, "CA 845 LS"; thence an interior angle right of 91 degrees 26 minutes 55 seconds for 110.00 feet to the said POINT OF BEGINNING..

ALSO

That parcel located in the Southwest Quarter of Section 22, Township 22 South, Range 2 West in Shelby County, Alabama, more particularly described as:

Commence at the Southeast corner of Block 197 of Dunstan's Map of Calera, recorded in the Office of the Judge of Probate Shelby County, Alabama, said point being a ½ inch rebar and cap, thence North 90 degrees 00 minutes 00 seconds West along the South line of said block for 190.20 feet to a 5/8 inch rebar and cap, "CA 845 LS", said point being the POINT OF BEGINNING, thence leaving said South line a deflection angle right of 88 degrees 32 minutes 42 seconds for 149.99 feet to a 5/8 inch rebar and cap, "CA 845 LS"; thence an exterior angle right of 271 degrees 25 minutes 19 seconds for 82.02 feet to a 5/8 inch rebar and cap, "CA 959 LS: to the West right of way of Foundry Road; thence an interior left of 89 degrees 56 minutes 40 seconds South along said right of way for 149.95 feet to a 1 inch open pipe; thence leaving said right of way, an interior angle left of 90 degrees 03 minutes 21 seconds for 78.15 feet to the said point of beginning.



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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	<u>Central State Bank</u>	Grantee's Name	<u>Edwin B. Lumpkin, Jr.</u>
Mailing Address	<u>P.O. Box 180</u> <u>Calera, AL 35040</u>	Mailing Address	<u>100 Metro Parkway</u> <u>Pelham, AL 35124</u>
Property Address	<u>50 Foundry Road</u> <u>Calera, AL 35040</u>	Date of Sale	<u>September 27, 2016</u>
		Total Purchase Price	<u>\$146,000.00</u>
		or	
		Actual Value	<u> </u>
		or	
		Assessor's Market Value	<u> </u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> Closing Statement	

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 of 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 September 27, 2016

 Unattested

(verified by)

Print Central State Bank

Sign 

(Grantor/Grantee/Owner/Agent, circle one)