

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-22-28167

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

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Twenty Five Thousand Dollars and No Cents (\$225,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Roger Donald Gardner**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Edwin B. Lumpkin**, (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

Property may be subject to 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 15th day of April, 2022.

Roger Donald Gardner
Roger Donald Gardner

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that **Roger Donald Gardner**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/ she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of April, 2022.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-1-24

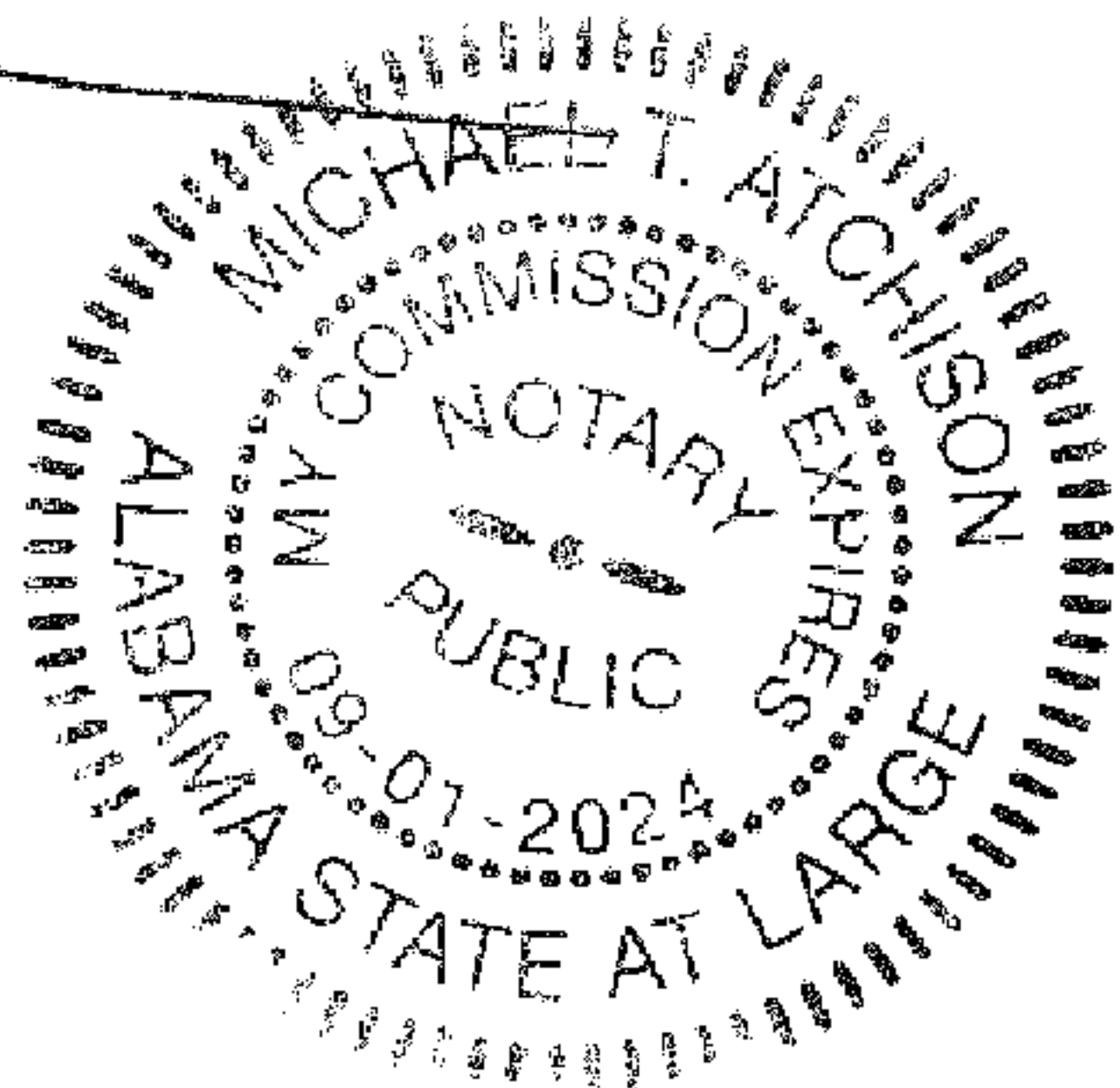
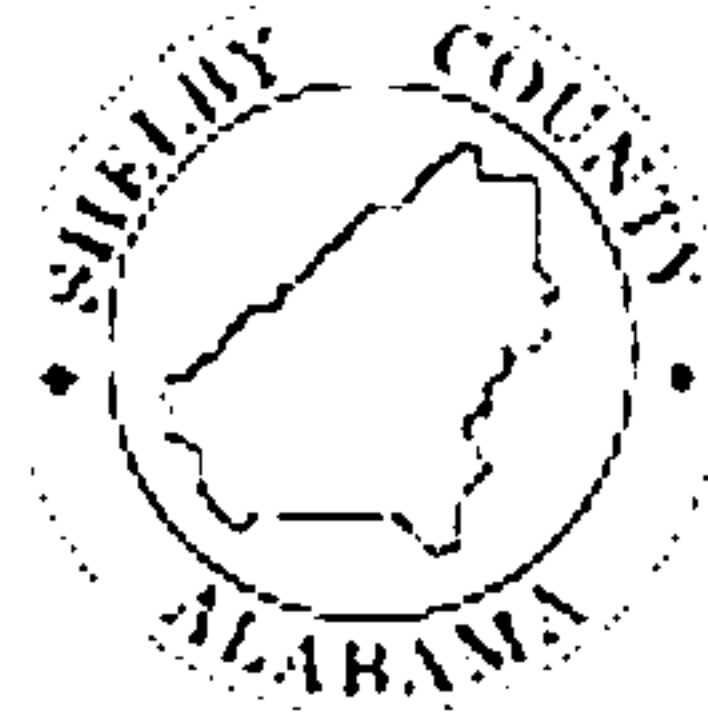


EXHIBIT "A"
LEGAL DESCRIPTION

Commencing at the Northwest corner of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama, thence run South along the West boundary line of said section for a distance of 2629.03 feet; thence turn an angle of 89 degrees 35 minutes 04 seconds to the left and run a distance of 702.52 feet to the POINT OF BEGINNING; thence continue along last said course for a distance of 180.0 feet; thence turn an angle of 103 degrees 55 minutes 41 seconds to the left and run 540.76 feet to the Southeasterly right of way line of US Highway No. 280; thence turn an angle of 94 degrees 52 minutes 30 seconds left to the chord of a curve to the right and run 180.0 feet along said chord; thence turn an angle of 85 degrees 40 minutes 36 seconds from chord to the left and run 482.16 feet to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/15/2022 03:21:56 PM
 \$253.00 PAYGE
 20220415000157230

Allie S. Bayl

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>Roger Donald Gardner</u>	Grantee's Name	<u>Edwin B. Lumpkin</u>
Mailing Address	<u>245 Sparrow St.</u> <u>Wetumpka, AL 35186</u>	Mailing Address	<u>100 Metro Parkway</u> <u>Pelham, AL 35124</u>
Property Address	<u>Highway 280</u> <u>Harpersville, AL 35078</u>	Date of Sale	<u>April 15, 2022</u>
		Total Purchase Price	<u>\$225,000.00</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 April 14, 2022

Print Roger Donald Gardner

 Unattested

Sign *Roger Donald Gardner*
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)