

Send tax notice to:

JOSEPH ADAMS WILSON
6273 HIGHWAY 51
WILSONVILLE, AL 35186

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

TITLE NOT EXAMINED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Thousand and 00/100 Dollars (\$5000.00) in hand paid to the undersigned, STEVE JAGER, A MARRIED MAN (hereinafter referred to as "Grantors") by JOSEPH ADAMS WILSON, JR. AND WIFE, MARY E. WILSON (hereinafter referred to as Grantees") the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

LOT 637 IS PART OF THE GROUP OF LOTS CONVEYED TO STEVE JAGER BY STATUTORY DEED DATED SEPTEMBER 15, 2011, RECORDED ON SEPTEMBER 26, 2012 AND RECORDED IN INSTRUMENT #20110926000284600, SHELBY COUNTY, ALABAMA

THIS DEED IS FOR THE PURPOSE OF CONVEYING LOT 637 FROM STEVE JAGER, THE GRANTOR, TO JOSEPH ADAMS WILSON, THE GRANTEE. LOT 637, ACCORDING TO THE SURVEY OF DEER RIDGE ESTATES, SECTOR 6, PHASE I, AS RECORDED IN MAP BOOK 37, PAGE 58, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.

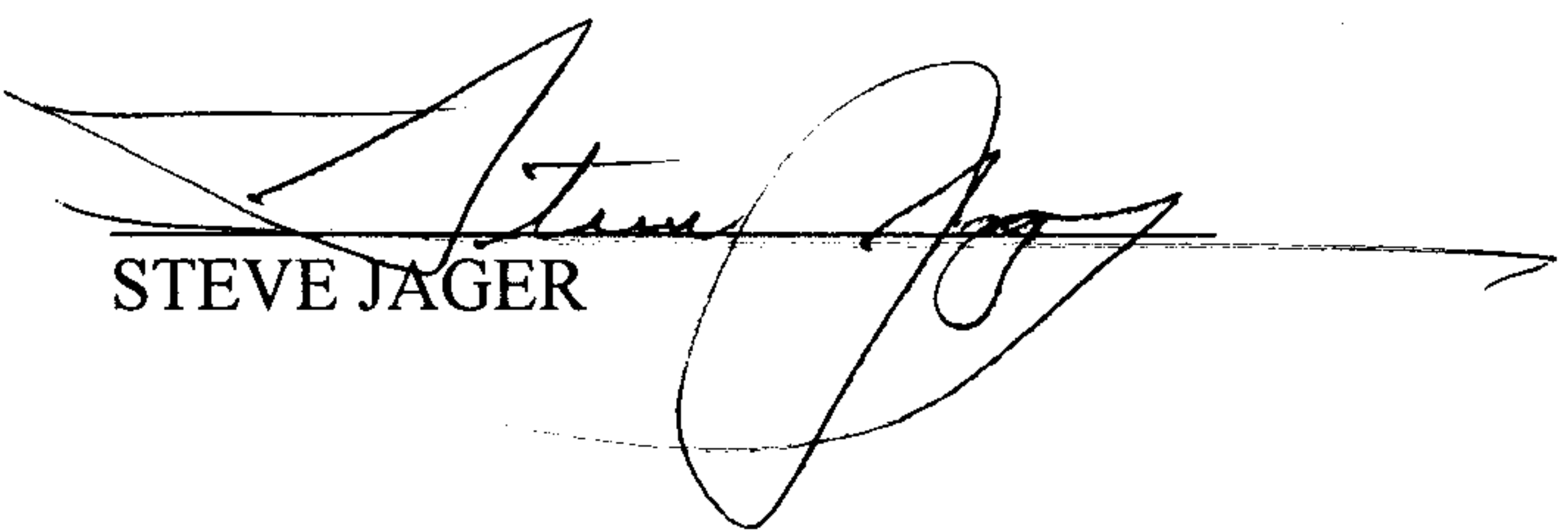
\$00.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR AS DEFINED BY THE CODE OF THE STATE OF ALABAMA.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.


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Shelby Cnty Judge of Probate, AL
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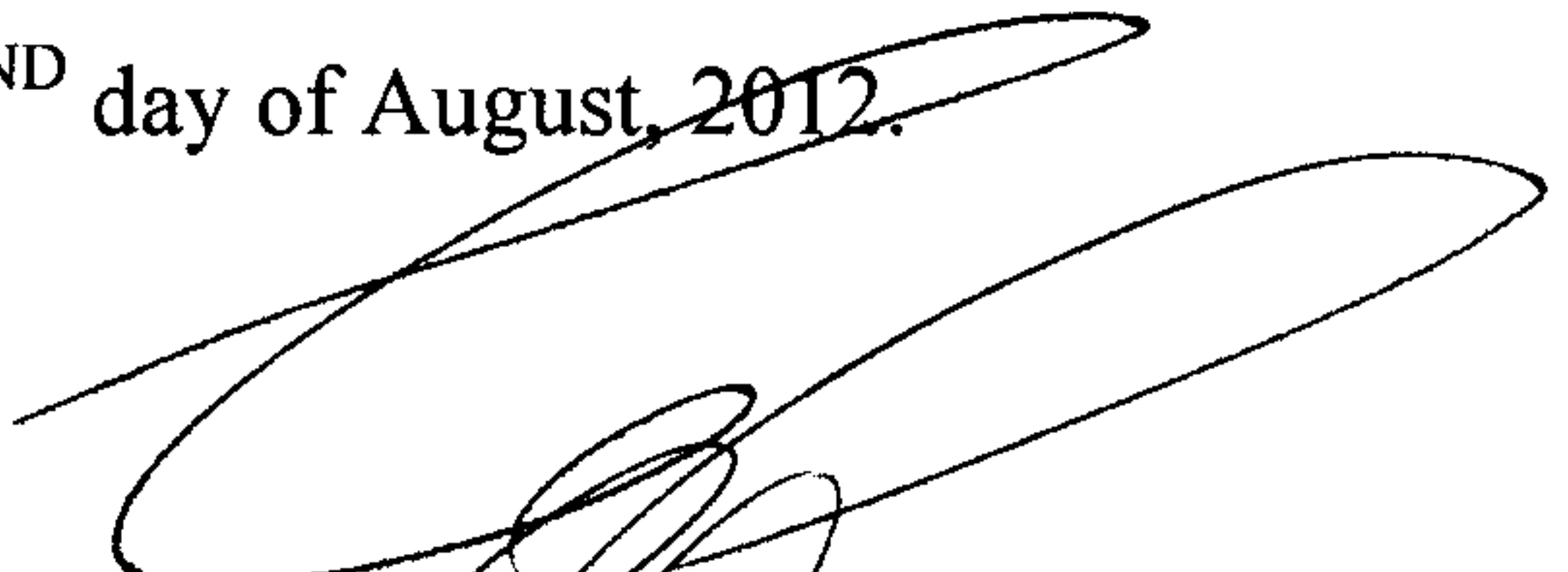
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 2nd day of August, 2012


STEVE JAGER

STATE OF ALABAMA
COUNTY OF SHELBY

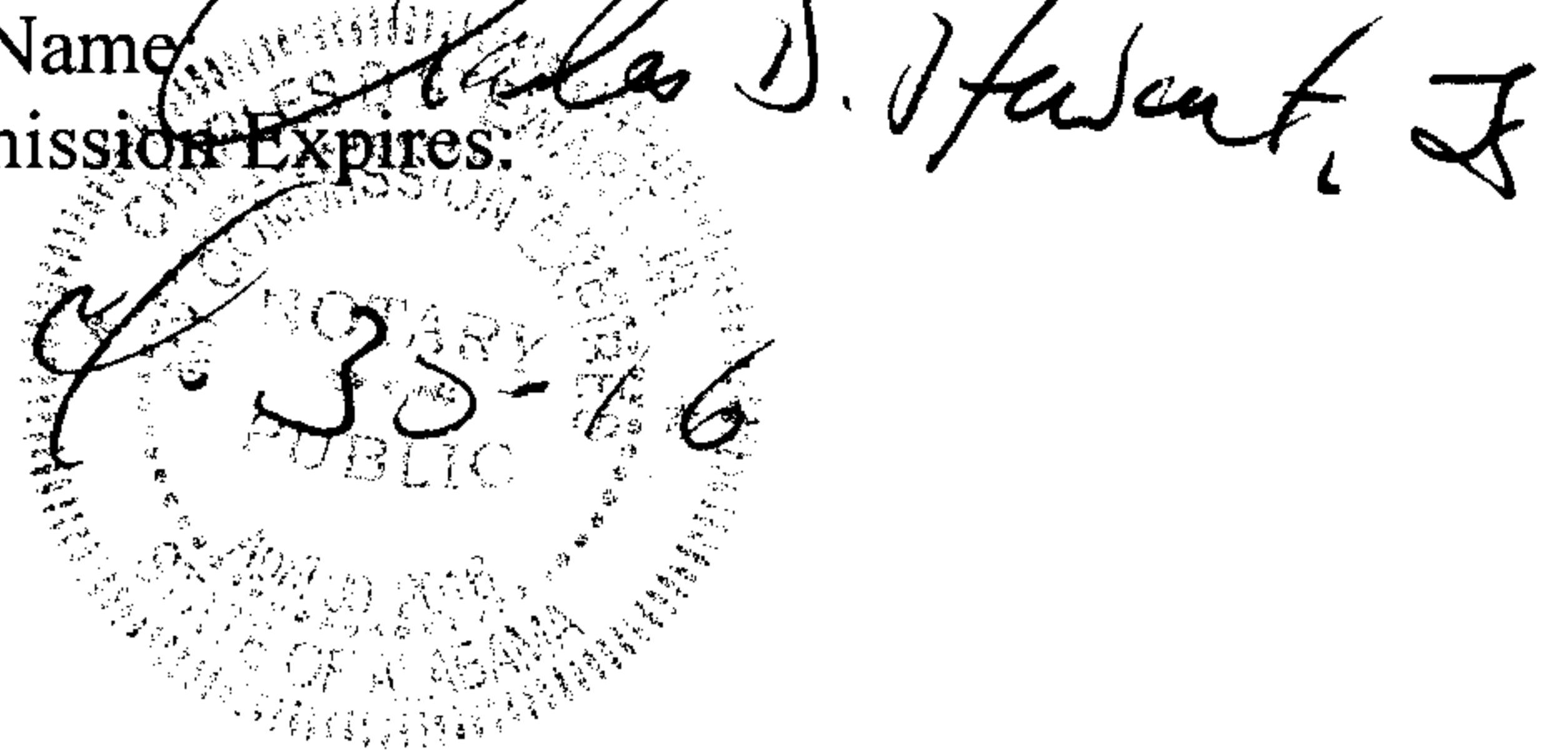
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEVE JAGER, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2ND day of August, 2012.


Notary Public

Print Name

Commission Expires




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EXHIBIT A

[Legal Description]

TRACT ONE

A tract of land situated in the North (1/2) of Section 14, Township 20 South, Range 2 West, Shelby County, Alabama, and a portion of Tract A of Double Oak Mountain, LLC. Timber Tract Survey #30 as recorded in Map Book 20 Page 1A, B & C and being more particularly described as follows:

Begin at the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of Section 14, Township 20 South, Range 2 West, Shelby County, Alabama and run North 89 deg. 06 min. 59 sec. West along the South line of said 1/4-1/4 Section for 667.98 feet; thence run North 14 deg. 53 min. 26 sec East for 156.89 feet; thence run North 27 deg. 21 min. 35 sec. East for 70.53 feet; thence run North 33 deg. 12 min. 13 sec. East for 241.47 feet; thence run North 34 deg. 12 min. 41 sec. East for 175.92 feet; thence run North 31 deg. 41 min. 00 sec. East 123.82 feet; thence run North 32 deg. 36 min. 03 sec. East for 112.36 feet; thence run North 33 deg. 23 min. 21 sec East for 122.42 feet; thence run North 26 deg. 41 min. 37 sec. East for 55.71 feet; thence run North 51 deg. 35 min. 40 sec. East for 68.69 feet; thence run North 51 deg. 50 min. 20 sec. East for 105.58 feet; thence run North 48 deg. 22 min. 08 sec. East for 201.76 feet; thence run North 66 deg. 21 min. 28 sec. East for 123.11 feet; thence run North 70 deg. 10 min. 18 sec East for 314.57 feet; thence run North 54 deg 13 min. 17 sec East for 191.53 feet; thence run South 35 deg. 46 min. 43 sec. East for 48.38 feet; thence run North 54 deg. 13 min. 17 sec. East for 86.57 feet; thence run North 44 deg. 19 min. 49 sec. East for 440.16 feet; thence run North 18 deg. 26 min. 46 sec. West for 87.57 feet; thence run North 48 deg. 44 min. 02 sec. East for 51.84 feet; thence run North 51 deg. 21 min 36 sec. East for 77.48 feet; thence run North 61 deg. 50 min. 07 sec. East for 42.63 feet; thence run North 88 deg. 28 min. 37 sec. East for 126.21 feet; thence run South 44 deg. 13 min. 51 sec East for 34.63 feet; thence run South 13 deg. 51 min. 10 sec. East for 47.66 feet; thence run South 09 deg. 13 min. 09 sec. West for 50.28 feet; thence run South 57 deg. 36 min. 26 sec. West for 110.53 feet; thence run South 46 deg. 26 min. 06 sec. West for 134.29 feet; thence run South 45 deg. 55 min. 30 sec. West for 86.02 feet; thence run North 79 deg. 50 min 20 sec. East for 98.85 feet; thence run North 67 deg. 25 min. 01 sec. East for 125.74 feet; thence run South 55 deg. 53 min. 29 sec. East for 147.57 feet to the point of beginning of a curve to the left, having a radius of 270.00 feet; thence run along said curve a chord bearing of North 62 deg. 17 min. 53 sec. East for 46.00 feet to the point of a tangent to said curve; thence run North 57 deg. 25 min. 03 sec. East along said tangent for 300.21 feet; thence run South 32 deg. 34 min. 56 sec. East for 60.00 feet; thence run South 57 deg. 25 min. 03 sec. West for 300.21 feet to the point of beginning of a curve to the right, having a radius of 330.00 feet; thence run along said curve a chord bearing of South 64 deg. 39 min. 42 sec. West for 83.44 feet; thence run South 37 deg. 20 min. 15 sec. East for 217.66 feet; thence run South 27 deg. 00 min. 05 sec. West for 64.12 feet to a point on the Northwestern line of Deer Ridge Lakes Sector 2, Phase 2 as recorded in Map Book 33, Page 116 in the Office of the Judge of Probate of Shelby County; thence run North 88 deg. 40 min. 47 sec. West along said subdivision line for 64.30 feet; thence run South 65 deg. 15 min. 29 sec. West along said subdivision line for 220.16 feet; thence run South 50 deg. 48 min. 34 sec. West along said subdivision line for 206.07 feet; thence run South 42 deg. 18 min. 16 sec. West along said subdivision line for 199.32 feet to a point on a curve to the left, having a radius of 330.00 feet; thence run along said curve and said subdivision line a chord bearing of North 74 deg. 05 min. 00 sec. West for 32.72 feet; thence run South 13 deg. 04 min. 35 sec West along said subdivision line for 60.00 feet; thence run South 49 deg. 13 min. 15 sec. West along said subdivision line for 105.95 feet; thence run South 49 deg. 06 min. 35 sec. West along said subdivision line for 185.15 feet; thence run South 42 deg. 27 min. 48 sec. West along subdivision line for


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84.61 feet; thence run South 58 deg. 01 min. 15 sec. West along subdivision line for 82.34 feet; thence run South 34 deg. 27 min. 49 sec. West along said subdivision line for 201.38 feet; thence run South 13 deg. 17 min. 18 sec. West along said subdivision line for 166.27 feet; thence run South 02 deg. 54 min. 29 sec. East along said subdivision line for 82.89 feet; thence run South 22 deg. 43 min. 14 sec. East along said subdivision line for 257.12 feet to a point on the South line of the Southeast 1/4 of the Northwest 1/4 of said Section 14; thence run Westerly along the South line of said 1/4-1/4 Section North 84 deg. 11 min. 35 sec. West for 562.57 feet to the point of beginning in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

LESS AND EXCEPT the following lots:

Lots 626, 629 and 642 as well as Lots 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, and 643, according to the Survey of Deer Ridge Lakes, Sector 6, Phase 1, as recorded in Map Book 37, Page 58, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama and further less and except all dedicated public roads described in said recorded survey.

TRACT TWO

Lots 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, and 643, according to the Survey of Deer Ridge Lakes, Sector 6, Phase 1, as recorded in Map Book 37, Page 58, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama; and

Being the same property conveyed to Regions Bank by Mortgage Foreclosure Deed dated April 22, 2008 and recorded on that same day in Instrument No. 2008042200016170 in the Probate Office of Shelby County, Alabama.



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Shelby County, AL 08/23/2012
State of Alabama
Deed Tax: \$32.50



20120823000315250 5/5 \$56.50
Shelby Cnty Judge of Probate, AL
08/23/2012 08:40:58 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Steve Jager
Mailing Address 7069 N. Highfield Dr.
Birmingham AL 35242

Grantee's Name Joseph Adams Wilson
Mailing Address 6273 Hwy 51
Wilsonville AL 35186

Property Address _____

Date of Sale 8-2-12
Total Purchase Price \$ 5000
or
Actual Value \$ _____
or
Assessor's Market Value \$ 32,500

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 tax bill (Board of Equalization Notice)

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 8-2-12

Print Steve Jager

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA

SHELBY COUNTY

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 2ND DAY OF AUGUST, 2012.

NOTARY PUBLIC